

Grassland Village Special Area Plan



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TABLE OF CONTENTS

CHAPTER 1

INTRODUCTION.....	7
Introduction to the Grassland Village Special Area Plan.....	7
Relationship to the Williamson County Comprehensive Land Use Plan.....	8
Plan Overview.....	8
Study Area.....	10

CHAPTER 2

PLANNING PROCESS.....	13
Introduction.....	13
Planning Phases.....	13

CHAPTER 3

INVENTORY AND ASSESSMENT.....	19
Introduction.....	19
Historical Background.....	19
Natural Resources Inventory and Assessment.....	20
Land Use Inventory and Assessment.....	20
Transportation and Infrastructure Inventory and Assessment.....	27
Community Facilities Inventory and Assessment.....	30

CHAPTER 4

KEY THEMES AND PLAN CATEGORIES.....	33
Introduction.....	33
Key Themes.....	33
Plan Categories.....	34

CHAPTER 5

VISION STATEMENT, GOALS AND OBJECTIVES.....	35
Introduction.....	35
Grassland Village Vision Statement.....	36
Land Use Goals and Objectives.....	37

TABLE OF CONTENTS

CHAPTER 5

Design, Character and Natural Resources Goals and Objectives.....	38
Infrastructure and Government Services Goals and Objectives.....	40

CHAPTER 6

CHARACTER AREAS.....	43
Introduction.....	43
Character Area 1	45
Character Area 2.....	50
Character Area 3.....	54
Character Area 4.....	58

CHAPTER 7

IMPLEMENTATION.....	63
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APPENDICES

APPENDIX A.....	65
APPENDIX B.....	71
APPENDIX C.....	81



CHAPTER 1

INTRODUCTION

Introduction to the Grassland Village Special Area Plan

Based upon extensive public input and involvement, the Grassland Village Special Area Plan outlines the County's long-term policies for the Village with respect to future land uses, design and character issues, and infrastructure and accessibility needs. The Plan articulates a shared vision for the future of the Village and identifies specific Goals and Objectives that are designed to help achieve that vision.

As a public policy document, the Plan should be utilized in several ways. First, it should be used by public decision-makers in the development of implementation tools such as tailored zoning regulations, which are designed to help make the Plan a reality. Second, it can be used as a guide for making investments in infrastructure, public facilities, and amenities. Finally, it should be used by citizens and business owners as a guide for making private-sector decisions related to development on individual properties as well as cooperative efforts for the betterment of the Village as a whole.

A wide variety of stakeholders were involved in the development of this Plan. Business owners, residents, property owners, County staff, and elected officials have a shared interest in preserving and enhancing the Village's unique character and economic vitality. Therefore, the Plan should be used by each of these groups as a guide for making and coordinating decisions regarding future development and improvements within the Village.

Relationship to the Comprehensive Plan

The Williamson County Comprehensive Land Use Plan, which was adopted in the fall of 2007, serves as the primary policy document related to the future growth and development of the unincorporated County. Among many other things, the Comprehensive Plan makes recommendations regarding future land use patterns and suggests appropriate land uses and types of development for various parts of the County. In doing so, all land in the unincorporated County has been placed into one of seven land use categories, each with its own set of development policies. Because the County's Comprehensive Plan deals with a very large geographic area, its recommendations related to future land use and development patterns are necessarily broad and generalized in nature.

The core area of Grassland Village was identified in the Comprehensive Plan as one of four Villages. These Villages, which also include College Grove, Leiper's Fork, and Triune, are relatively small mixed use "centers" that serve as focal points for the largely rural communities that surround them.

As a result of the much broader scope of the County's Comprehensive Plan and the complexities of the Villages, the Comprehensive Plan recommends that a Special Area Plan be prepared for each Village, thus allowing a more detailed level of planning to occur within these important areas of the County.

Plan Overview

The Grassland Village Special Area Plan is organized into seven Chapters, including this introduction. In addition to the Introduction, the Plan contains the following:

Chapter 2 — Planning Process

This Chapter outlines the process that was utilized in the development of the Plan, including the following:

- ♣ Background and Existing Conditions Research;
- ♣ Development of the Citizens Advisory Committee;
- ♣ Public Involvement Meetings;
- ♣ Development of the Plan; and
- ♣ Approval Process.

Chapter 3 — Inventory and Assessment

This Chapter contains a summary of the research and analysis that served as the initial foundation for the development of the Plan. It includes a brief narrative on the history of the Grassland Village as well as a detailed analysis of the area's natural and environmental features, existing land use patterns, infrastructure, and community facilities.

Chapter 4—Major Themes

This Chapter summarizes the major themes that have emerged from the many public involvement meetings that occurred during the planning process. These major themes, which represent the most common concerns expressed by the community, became the foundation upon which the Plan's Vision Statement and Goals, Objectives, and Character Areas were created. The Major Themes are as follows:

- ♣ Encourage Appropriate Land Uses;
- ♣ Address Infrastructure Needs;
- ♣ Preserve Open Space; and
- ♣ Promote Various Safe Transportation Options.

Chapter 5—Vision, Goals, and Objectives

This Chapter includes an overall Vision for Grassland Village as well as a series of Goals and Objectives related to:

- ♣ Land use;
- ♣ Design and Character and Natural Resources; and
- ♣ Transportation and Infrastructure.

Chapter 6—Character Areas

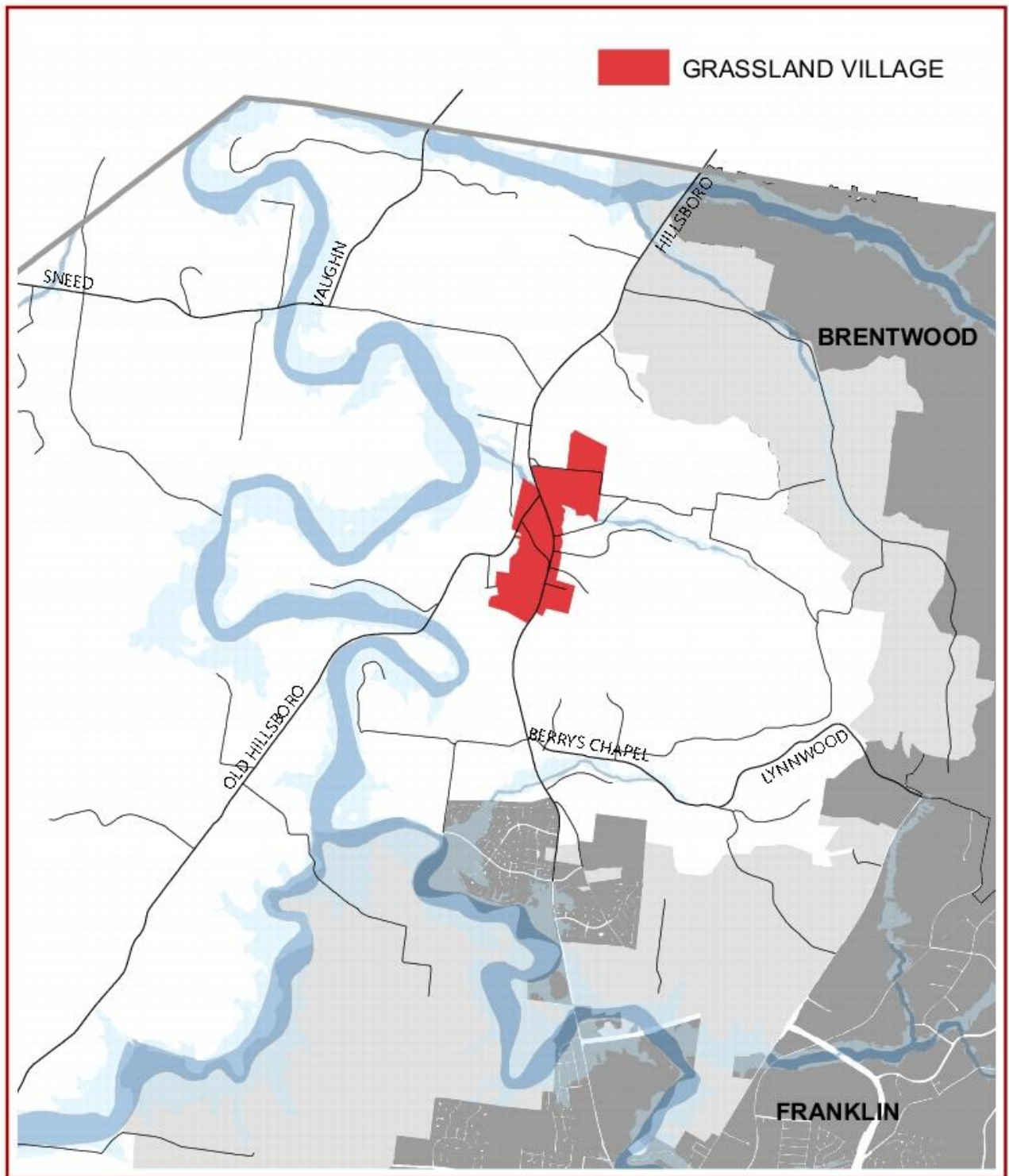
This Chapter outlines the four “Character Areas” which comprise the Grassland Village and provide specific recommendations for each.

Chapter 7—Conclusion

This Chapter summarizes the purpose and major themes of the Plan and touches upon Plan implementation.

Study Area

The Grassland Village encompasses approximately 400 acres in north-central Williamson County, within the larger Grassland Community. The study area consists of 87 parcels, and is home to approximately 77 people and approximately 35 businesses. The boundary of the Grassland Village is illustrated in the maps that follow.



GRASSLAND VILLAGE LOCATION MAP



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GRASSLAND VILLAGE BOUNDARY



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CHAPTER 2

PLANNING PROCESS

Introduction

The Planning Process for the Grassland Village Special Area Plan included a number of key Planning Phases, with a strong emphasis on public participation. Multiple stakeholders were involved throughout the process, ensuring the Plan was inclusive of the community's ideas and preferences. The Plan was prepared in close consultation with the Grassland Village Citizens Advisory Committee, which served as a sounding board throughout the process and helped to reconcile the various points of view in the community.

This Chapter describes the planning process from beginning to end, including the initial research conducted by Staff, the development of the Citizens Advisory Committee, the public involvement meetings, and the drafting and development of the Plan itself.

Planning Phases

Phase 1: Background and Existing Conditions Research

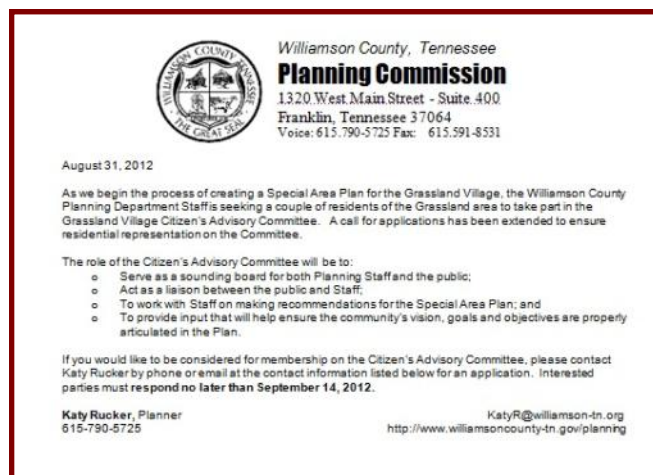
The data collected in this Phase provided Staff and the Citizens Advisory Committee with a greater understanding of the Village's historical context and current conditions and set the stage for more well-informed decisions later in the Planning Process. The research conducted during this Phase included a historic summary as well as a detailed analysis of the area's environmental and natural resources, land use patterns, transportation and

infrastructure facilities, and community facilities and amenities. This information is summarized in Chapter 3 of the Plan.

Phase 2: Development of the Citizens Advisory Committee

To assist with the development of the Plan, a group of citizens, business owners, and civic leaders was assembled to form a Citizens Advisory Committee. This Committee represented a variety of interests in the Village and was instrumental in creating the Plan. In addition, the Citizens Advisory Committee served as an important liaison between Staff and the public and was helpful in reconciling the various issues that arose during the Public Involvement Phase.

Right: A postcard sent to Grassland Village stakeholders calling for volunteers for the Citizens Advisory Committee.



Phase 3: Public Involvement Meetings

The planning process involved extensive community participation in the form of six public involvement meetings. The information provided by the community during these meetings was the foundation upon which the Plan was built. Each meeting was designed to encourage those attending to articulate their desires and preferences for the community.

The first in the series of public involvement meetings, an Open House information session, was the “kick-off” meeting which gave Staff the opportunity to inform the public about the Plan. This Open House, which was held on December 10, 2012, consisted of an introductory look into the Special Area Plan process and was designed to provide the community an opportunity to better understand the elements of a plan, the existing conditions, and how the Plan fits into the overall comprehensive planning efforts of the County.



Above: A process chart outlines the project phases with an inverted triangle, which signifies the narrowing of the project's focus as the Plan progresses.

Following the Open House meeting, the first public involvement meeting was held on January 31, 2013. Providing Staff the opportunity to inform the public of the Plan's purpose, the meeting also allowed members of the public to identify what they saw as current issues and concerns in and around the Village. The meeting allowed those in attendance to articulate their desires for the future of Grassland Village. The responses provided at this meeting can be found in Appendix A.

The second public involvement meeting, held on March 18, 2013, was geared toward providing the public with an opportunity to further explore and elaborate upon the issues and opportunities raised during the first public involvement meeting. Citizens were asked to rank the issues identified at the previous meeting in terms of their importance, and to develop draft Vision Statements and draft Goals that reflected their desires for the future of the Village. The results of these exercises can be found in Appendix B.

The third public involvement meeting was held on June 4th, and was designed to solicit feedback from the community regarding a draft Vision Statement and a set of Goals developed by Staff, which was based upon the input received during the first two meetings. In addition, citizens reviewed examples of various types of development which had been grouped together based on similarities and assigned a color. Using these colors as a key, those who participated were asked to color a blank map of the Grassland Village with the type of development they preferred in specific areas,

answering the question, *“If Grassland Village were a blank canvas, how would you like to see it develop in the next twenty years?”* The results of all exercises during this meeting can be found in Appendix C.

On October 15, 2013, the fourth public involvement meeting was held. Staff presented draft Objectives which had been developed with the Citizens Advisory Committee based on information obtained during the previous meetings. This meeting also served as an opportunity to introduce the concept of *Character Areas*, which serve as an integral part of the Plan’s structure and development.

The final public involvement meeting, held on [Month XX, 201X](#), was formatted as an Open House and served as an opportunity to present the Grassland Village Special Area Plan document. Materials from each of the previous public meetings were made available for viewing, showing the Plan’s development throughout the process. Staff gave a presentation on the Plan, including a summary of each chapter, which highlighted how public involvement helped to shape the Plan.

A collection of images from the public involvement meetings can be found on the following pages.



Left: Citizens color maps to show their preference for the development form in Grassland Village.

Right: Attendees of the first Public Involvement Meeting, held on January 31, 2013, watch a presentation on the Special Area Plan process.



Right: Groups work together to develop a list of issues they feel are important to the future of the Grassland Village.



Right: Citizens attend a presentation on the Plan's Objectives and Concepts on October 15, 2013.






Left: Groups discuss concepts of the Grassland Village Special Area Plan.



Left: A citizen contemplates what issues to vote for by placing a sticker next to the issue.

Phase 4: Development of the Plan

Upon completion of an extensive public involvement phase, and with a full understanding of the unique issues confronting the Village and the values of the community, Staff developed a draft Plan for review by the Citizens Advisory Committee and the public. Upon presentation and overall support from the community, the Plan was ultimately presented to the Planning Commission and County Commission as part of the approval and adoption process.



CHAPTER 3

INVENTORY AND ASSESSMENT

Introduction

Before the public involvement and plan development phases were initiated, it was crucial for Staff to gain an understanding of the history and current conditions of the Grassland Village. Staff members from the Williamson County Planning Department spent several months conducting research regarding various aspects of the Grassland Village. In addition to understanding the historical context of the community, Staff set out to develop a current assessment and inventory of features such as:

- ♣ Land Uses;
- ♣ Environmental and Natural Resources;
- ♣ Transportation and Infrastructure; and
- ♣ Community Facilities.

The following sections describe a summary of the data collected in this phase of the Plan and describe the context in which each feature exists.

Historical Background

The Grassland Village is located in north-central Williamson county within the larger Grassland Community. The history of Grassland begins in the late 1820s when the area was settled by William Leaton, III as part of a land grant given to William Leaton, Jr. in 1784.

By 1801, John Campbell, John Stuart, Ephraim Brown, William Tarkington, and Joseph German were living in this area. Later Grassland families were Leigh, Motheral, Fulton, Sneed, Murrey, Armstrong, Hulme, Greer, Moran, Wray, and Hughes.

In 1846, Prior Smith bought the Leaton farm and enlarged the two-room log cabin, the district's first voting place, to a 10-room house known as the Jeff Moran home. Today the historic home is part of the River Rest Subdivision, located just outside of the northern boundary of the Village. By this time, the community had blacksmith shops, country stores, a post office (1879 -1902), and Grassland School. Bethlehem United Methodist Church was organized in 1848.¹

Other historic resources surround the Village boundaries, including the Moran/Motheral House, the Meeting-of-the-Waters on Del Rio Pike, and Old Natchez Trace at Moran Road.



Right: A historical marker details the origins of the Grassland Community.

Natural Resources Inventory and Assessment

The Grassland Village contains a rich variety of natural resources, with rolling hills to the west and waterways along the east which drain into the Harpeth River to the north.

One of the most prominent natural resources within the Grassland Village is the wooded hillsides found along the western edge of the Village. Many of the commercial properties within the Village are located at the foot of these slopes, which create a natural restriction to development in the area. As a result, development of the area has been limited and will need to be thoughtfully planned in the future, so as to preserve the natural beauty for which the Grassland Village is known.

¹ The above information was compiled on November 22, 2013 at <http://www.waymarking.com/waymarks/WM9MN> which provides digital text for the Grassland Historical Marker.

Other natural resources, such as Cartwright Creek that runs parallel to Hillsboro Road, are concentrated to the east. As a tributary to the Harpeth River, this creek flows through the Village, creating areas of floodplain which must be managed. A map depicting these resources can be found on the following page.

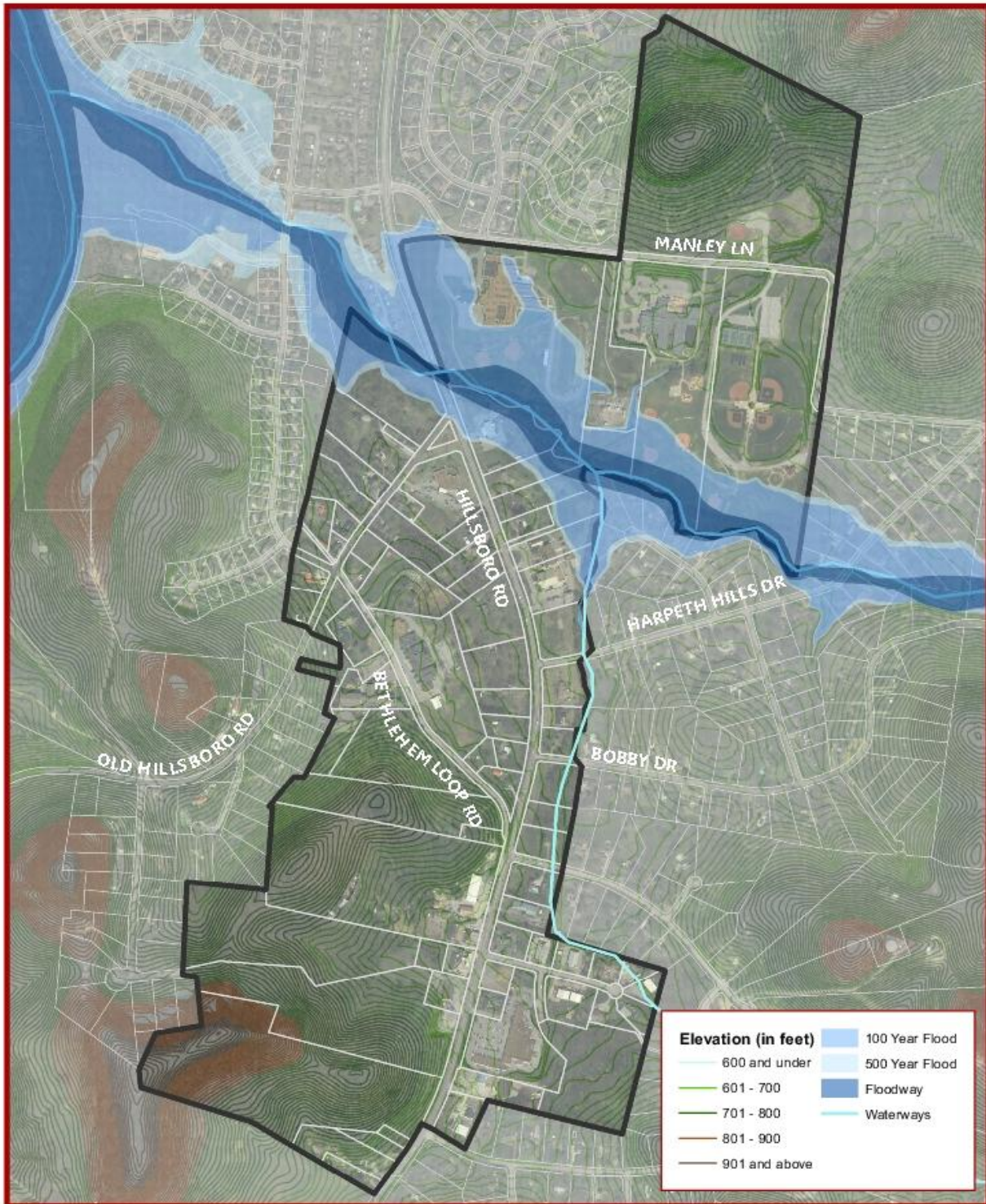
Land Use Inventory and Assessment

The Grassland Village contains 87 parcels, which comprise approximately 400 acres in total. Based on a land use inventory undertaken by County Planning Staff, land uses have been summarized in two categories:

- ♣ Land use by number of parcel
- ♣ Land use by acreage

The chart below illustrates both categories in a side-by side comparison.

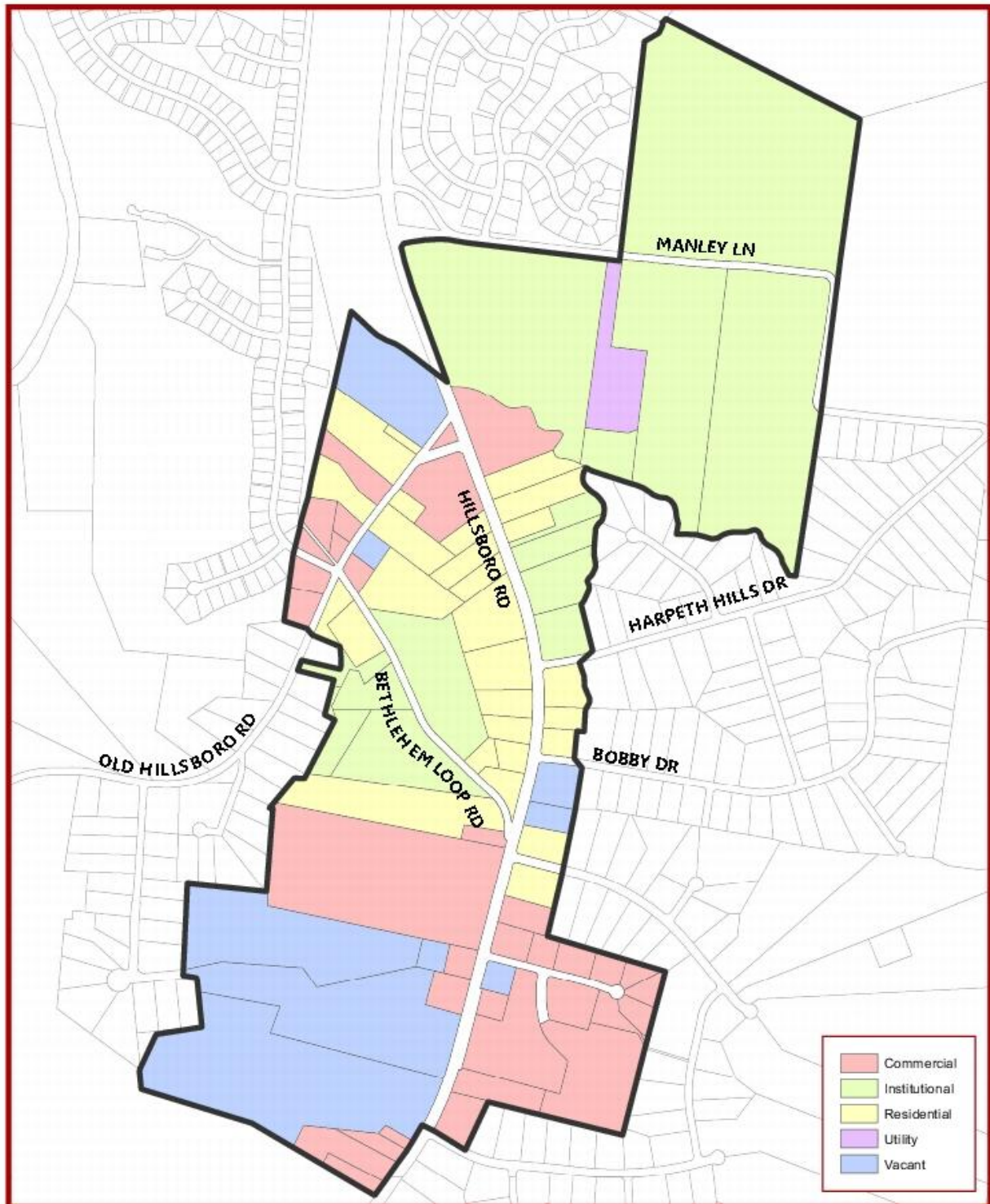
LAND USE	PARCELS	% OF TOTAL PARCELS	ACREAGE	% OF TOTAL ACREAGE
Commercial	35	40%	95.58	24%
Residential	27	31%	56.67	13.5%
Institutional	15	17%	165.33	42%
Utility	1	1.5%	6	1.5%
Vacant	9	10.5%	74.21	19%
TOTAL	87	100%	397.79	100%



GRASSLAND VILLAGE NATURAL RESOURCES



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GRASSLAND VILLAGE LAND USE INVENTORY



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Commercial

As historical crossroads communities, Villages have typically contained a greater number of commercial uses than their rural surroundings. This is especially true for the Grassland Village, and it should be no surprise to see that commercial uses are the most common use within the Village boundaries. Commercial uses vary greatly and include restaurants, gas stations, veterinary clinics, retail shops, self-storage facilities, and markets. Staff estimates that there are approximately 35 parcels that are classified as strictly commercial use, which is approximately 40% of the total parcels and 24% of the total acreage within the Village.



Top Left: The Daily Dish on Hillsboro Road. Top Right: Little House Animal Hospital on Battlewood Street. Above Left: The Children's Academy on Battlewood Street.. Above Right: The Battlewood Shopping Center is home to a number of businesses, including a grocery store.

Residential

In addition to thriving commercial areas of the Village, there are a number of single-family residential uses along Hillsboro Road. Single-family residential housing makes up approximately 31% of the total parcels within the Village. This is approximately one-third of the total land use; however, it only consumes 13.5% of the total acreage within the Village boundaries, making it the second most common use, but an overall small percentage of the total Village make-up.



Top Left: The entrance to Hunterwood Subdivision. Top Right: A home located along Hillsboro Road. Above Left: A series of town homes in the River Rest Subdivision. Above Right: A single family ranch style home on Hillsboro Road.

Institutional

Institutional uses that exist in the Village include schools, churches, parks, and County-owned buildings and property. Institutional uses make up 17% of the total uses, and about 165.33 acres, or just under half of the total acreage at 42%. The largest institutional use are the parcels that combine to make up Grassland Middle and Elementary Schools and the County parks.



Above Left: Grassland Elementary School Entrance. Above Right: Grace Center on Bethlehem Loop Road. Left: The entrance to the walking trail leading into Grassland Park, located at the north end of the Village.

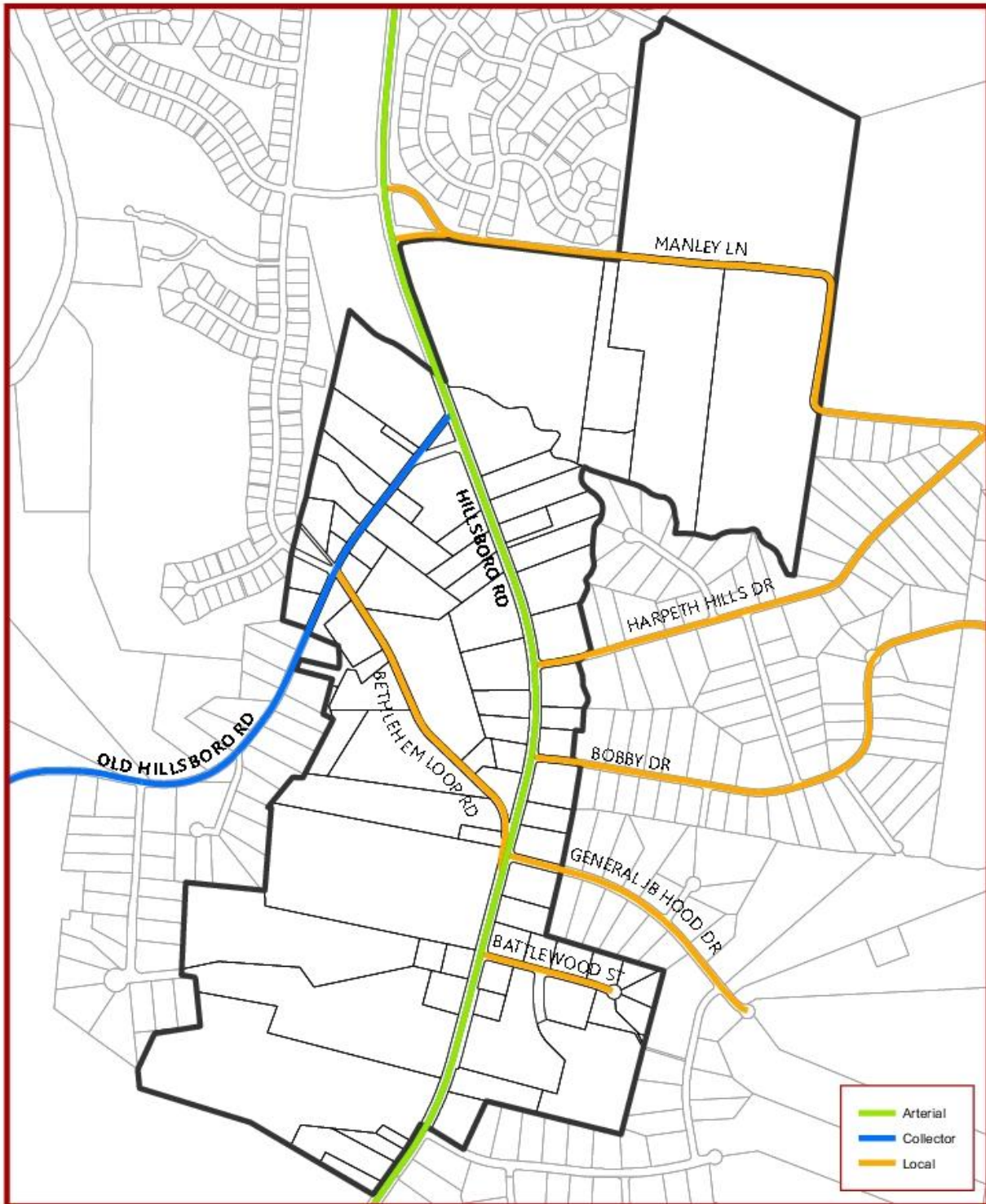


Transportation and Infrastructure Inventory and Assessment

Road Network

The road network for the Grassland Village includes two arterial roads, as well as multiple collector and local roads. These roads range in function, from servicing local residents and businesses to providing access to locations outside of Williamson County. Due to an increase in growth outside of the Village, these roads receive pressure to continue their dual roles of providing a high level of service while addressing the transportation needs of local and regional users. The chart below lists the classifications for all public roads in the Village. The Grassland Village is primarily laid out in a linear pattern, with collector roads accessing Hillsboro Road directly, as illustrated on the map on the following page.

STREET NAME	ARTERIAL	COLLECTOR	LOCAL
MANLEY LANE			•
HILLSBORO ROAD*	•		
OLD HILLSBORO ROAD*		•	
BETHLEHEM LOOP ROAD			•
HARPETH HILLS DR			•
BOBBY DRIVE			•
GENERAL JB HOOD DRIVE			•
BATTLEWOOD			•
* Maintained by the Tennessee Department of Transportation (TDOT)			



GRASSLAND VILLAGE STREETS INVENTORY



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Sidewalks and Bike Lanes

Throughout several visits by Staff to the Grassland Village, there was little to no pedestrian activity observed in the area. Sidewalks and authorized crosswalks are very limited in their existence throughout the Village. The lack of these pedestrian amenities causes potential safety issues, and is a major deterrent to those who wish to walk or bicycle. It is worth noting that a bicycle lane does exist along Hillsboro Road for most of the segment that runs through the Village, but it lacks connections to any other streets within the Village.



Above: Examples along Battlewood Street and Hillsboro Road show no sidewalks. Hillsboro Road does, however, have a designated bicycle lane.

Water and Sewer Utilities

The Grassland Village is serviced by a combination of individual septic systems and sewer provided by the Cartwright Creek Utility Company. While the Agency continues to serve the existing customers, capacity to serve new development in the area is limited at the present time.

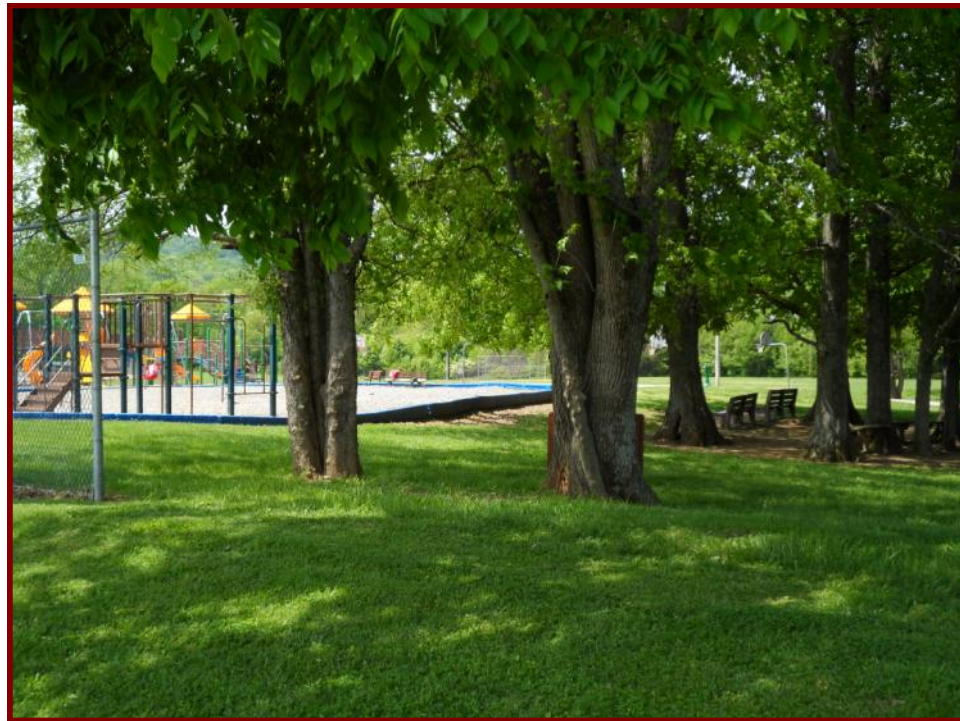
Cartwright Creek Utility Company is actively working with the Tennessee Department of Environmental and Conservation to obtain new operating permits and develop a plan for resolving infrastructure limitations.

Water to the Grassland Village is provided by the City of Franklin. Water line sizes range from 6 to 16 inches, and adequately serve the residents and business within the Village.

Community Facilities Inventory and Assessment

The Grassland Village is home to a number of valuable community facilities, which provide educational, spiritual, and recreational amenities to area residents. The greatest concentration of these facilities can be found along Manley Lane, where two schools and a County-owned park combine to form the civic heart of the community.

Schools are undoubtedly among the greatest assets to a community, and the Grassland Village is home to both Grassland Middle School and Grassland Elementary School, whose campuses adjoin each other on the south side of Manley Lane. In addition, Benton Hall Academy shares its campus with Grace Center. The quality of these schools helps to make the Grassland area a highly sought after location for area families.



Above: Grassland Park provides areas to socialize. Photo courtesy of Williamson County Schools.

Straddling Manley Lane just east of the school complex is Grassland Park, a 76-acre park which includes six baseball diamonds, six tennis courts, a picnic area, a playground, and walking trails. The park is also home to The Sensory Garden for the Blind, which was established

established in 2009 as a joint project by the Boy Scouts of America, the Lion's Club, and Williamson County Parks and Recreation. The garden offers a variety of plant life that can be touched, smelled, and enjoyed by those with visual impairments as well as all other visitors.



Above: The Williamson County Sensory Garden for the Blind. Photo courtesy of Hob Nob Franklin.

In addition to outdoor activities, area congregations gather weekly to worship and socialize. Grassland Village is home to three churches; Bethlehem United Methodist Church, Grace Center, and Grassland Heights Baptist Church. Each provides activities throughout the year, such as parent's day out events, community fish fries, bible studies, and child care.



CHAPTER 4

KEY THEMES AND PLAN CATEGORIES

Introduction

Early in the planning process, citizens were asked to identify what they felt were the most important planning issues facing Grassland and to articulate their vision for the future of the Village. While a fairly broad range of issues were identified during these exercises (See Appendix A), a number of key themes emerged.

Key Themes

The key themes that arose from the public visioning exercises reflect an overall direction for the Plan based on the issues that the community identified as being the most crucial for the future of the Village. These key themes are as follows:

- ♣ Ensure that new development is compatible with the desired character of the Village;
- ♣ Foster a vibrant, neighborhood-serving business community;
- ♣ Preserve natural resources;
- ♣ Promote safe and efficient vehicular traffic;
- ♣ Seek opportunities for pedestrian connectivity;
- ♣ Address wastewater issues; and
- ♣ Encourage community events and activities.

Plan Categories

The specific issues raised by community members at the first public involvement meeting (See Appendix A), as well as key themes listed on the previous page, tend to fall within one of three categories, which became the major focus of the Plan's Vision, Goals, and Objectives. The three Plan categories are:

- ♣ Land Use;
- ♣ Design, Character and Natural Resources; and
- ♣ Infrastructure and Government Services.



Above: Williamson County Planning Staff discusses the themes emerging during the Sticky Dot Exercise held on March 18, 2013.



CHAPTER 5

VISION, GOALS AND OBJECTIVES

Introduction

This Chapter articulates a Vision for the future of the Grassland Village and outlines a set of Goals and Objectives that are geared toward making that Vision a reality. While the Vision Statement answers the question “What do we want?”, the Goals and Objectives describe “How can we get there?”. The Vision Statement and Goals and Objectives were based on both an understanding of the issues facing the community as well as the desires of the community as expressed during multiple public involvement meetings (see Appendices A and B).

The Goals and Objectives are organized around several categories that were established early in the process of the Plan’s development. These categories are:

- ⌘ Land Use
- ⌘ Design, Character and Natural Resources
- ⌘ Infrastructure and Government Services

Grassland Village Vision Statement

The Grassland Village will be a vibrant, walkable, mixed-use community comprised of distinct sub-areas, each with their own unique character, woven together through unifying streetscape and common design elements, and linked to surrounding neighborhoods by a safe and efficient network of roads, sidewalks and trails. Compatible new development will create and sustain a unique character in the Village and will provide an expanded array of community-scaled businesses and services to meet the daily needs of the surrounding community. Important natural resources, such as stream corridors and forested hillsides will coexist with new development, preserving sensitive environmental features and aesthetic amenities.



Above: Looking west down Battlewood Street

Land Use Goals and Objectives

Goal A: Promote a variety of complimentary land uses that reinforce the desired Village Character.

Objective 1: Create a tailored set of development standards to ensure that new development is compatible with the desired character of the Village. These standards should:

- Create four distinct and separate “Character Areas” within the Village that are designated through similar development patterns and use types; helping to ensure that these areas develop according to the Vision and recommendations of this Plan (*see Chapter 6 for detailed descriptions of these Character Areas*).
- Identify appropriate land uses (i.e., retail, office, single-family residential, etc.) within individual Character Areas.
- Help preserve the integrity of residential neighborhoods.

Goal B: Encourage compatible new development that provides an expanded array of neighborhood-serving businesses and helps create an economically vibrant, pedestrian-friendly environment.

Objective 1: Development standards should promote opportunities for a range of retail, restaurant and service uses within areas designated as commercial nodes.

Objective 2: Infill development that helps establish the desired character should be encouraged within commercial nodes.

Objective 3: Development standards should require the provision of pedestrian amenities on or adjacent to a new development site.

Goal C: Discourage land uses that would detract from the desired character of the Village.

Objective 1: Development standards should prohibit land uses that are not consistent with the character of the Village.

Objective 2: Development standards should protect surrounding residential neighborhoods from adverse impacts of new development.

Goal D: Carefully integrate new development with environmentally sensitive areas to protect these important resources and to provide recreational amenities where feasible.

Objective 1: Development standards should address the protection of natural resources and the preservation of open space.

Objective 2: New development should be encouraged on environmentally-suitable land within commercial nodes, thereby relieving development pressure on hillsides and other environmentally sensitive areas.

Design, Character and Natural Resources Goals and Objectives

Goal A: Create a unique and unifying image for the Village.

Objective 1: Create gateway entrances into the Village through the use of distinctive signage, landscaping and other elements to provide a sense of identity and arrival into the Village.

- Objective 2:** Create an overall streetscape plan for the Village and identify specific opportunities for improvements.
- Objective 3:** Development standards should promote a degree of uniformity in signage within the Village, while allowing for appropriate design flexibility.
- Objective 4:** Consider the creation of a Village association to promote cooperation between citizens and the business community and to work to implement streetscape improvements, the construction of greenways and trails, and other Village-wide initiatives.

Goal B: Ensure that new development is compatible with desired Village character.

- Objective 1:** Create a tailored set of development standards to ensure that new development is compatible with the desired character of the Village. These standards should:
- ♣ Help ensure that the distinct Character Areas within the Village develop according to the Vision and recommendations of this Plan *(See Chapter 6 for a detailed description of these Character Areas)*.
 - ♣ Include standards that address building setbacks, scale, massing, lighting and other elements that are fundamental to establishing the character of development.
 - ♣ The community should create a set of “best practices” for new development that illustrates the design features that are consistent with the desired character of the Village.
 - ♣ Help preserve the integrity of residential neighborhoods.

Goal C: Create an atmosphere within the Village that is safe and inviting for pedestrian activity.

Objective 1: Pursue the development of pedestrian and bicycle amenities, such as sidewalks, bike lanes and trails, through community initiatives and in conjunction with new development projects.

Objective 2: Engage in discussions with current land owners regarding the possibility of constructing a trail network connecting schools, recreational areas, commercial nodes and surrounding neighborhoods.

Goal D: Preserve the Village's valuable natural resources and promote the retention of open space.

Objective 1: Development standards should incorporate enhanced criteria for natural resource protection, while also promoting environmentally-friendly development practices.

Objective 2: Development standards should include appropriate provisions for the retention of open space in conjunction with new development.

Infrastructure and Government Services Goals and Objectives

Goal A: Improve the safety and efficiency of vehicular traffic within the Village.

Objective 1: Create an overall traffic/access management plan for the Village to identify strategic roadway improvements (which may include road realignments, turn lanes in key locations,

signalization opportunities and appropriate traffic calming measures), and to create standards that ensure the safety and efficiency of new driveway entrances along Hillsboro Road.

Objective 2: Minimize conflicts among auto, bicycle, and pedestrian users within the Village.

Objective 3: Development standards should provide incentives to encourage shared parking and access drives in order to lessen traffic impacts on Hillsboro Road.

Objective 4: Identify existing driveways that are inefficient and/or unsafe and work to correct those problems.

Objective 5: Encourage new development along Hillsboro Road to gain access from side streets where feasible, in lieu of direct access to Hillsboro Road.

Objective 6: Work with the Tennessee Department of Transportation (TDOT) to ensure that speed limits are appropriate within the Village.

Goal B: Create strong connections for pedestrians and bicyclists between various activity centers within the Village and to surrounding neighborhoods.

Objective 1: Create an overall traffic/access management plan for the Village which will identify/evaluate opportunities to construct sidewalks and bike lanes where appropriate and feasible.

Objective 2: Consider the construction of permanent crosswalk facilities at key locations on Hillsboro Road and Manley Lane.

Objective 3: Construct a multi-use greenway/trail network connecting commercial and recreation nodes to surrounding neighborhoods.

Goal C: Pursue wastewater solutions to address current limitations and deficiencies, as well as to support new development that is consistent with the vision for the future of the Village.

Objective 1: Engage in discussions with the sewer provider(s) in the area to explore ways to improve the existing systems serving the area.

Objective 2: New development should only be permitted where adequate public water, sewer/septic and other infrastructure is available or planned.



Above and Below: Residents of the Grassland Village work in small groups during a Public Involvement Meeting to develop goals for the Village.



CHAPTER 6

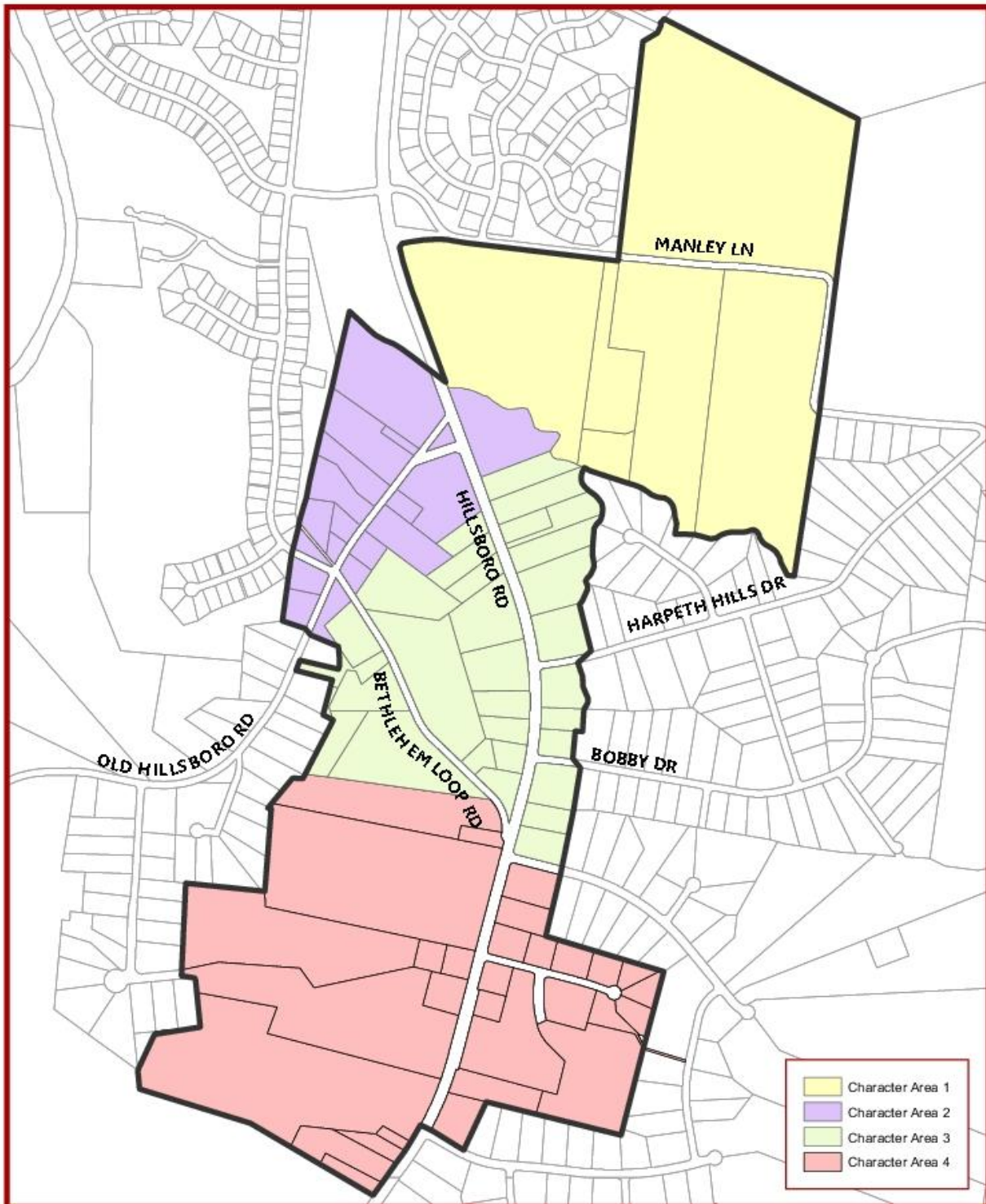
CHARACTER AREAS

Introduction

The Grassland Village Special Area Plan articulates a Vision for the future of the community and provides specific Goals and Objectives to help guide development in the Village over the next 20 years.

The Grassland Village is unique in that it contains two distinct and separate commercial nodes along the Hillsboro Road corridor. This configuration means that there is no defined “core” to the Village, where the primary activity center is maintained, but instead a variety of mixed uses and areas defined by their own unique character. To address this, the Grassland Village has been subdivided into four “Character Areas” which, in addition to following the standards designated by the Grassland Village Zoning District, will dictate appropriate land uses, transportation options, and overall development form, such as setbacks and density.

What follows is a brief description and overall guidance on each of the four Character Areas within the Grassland Village.



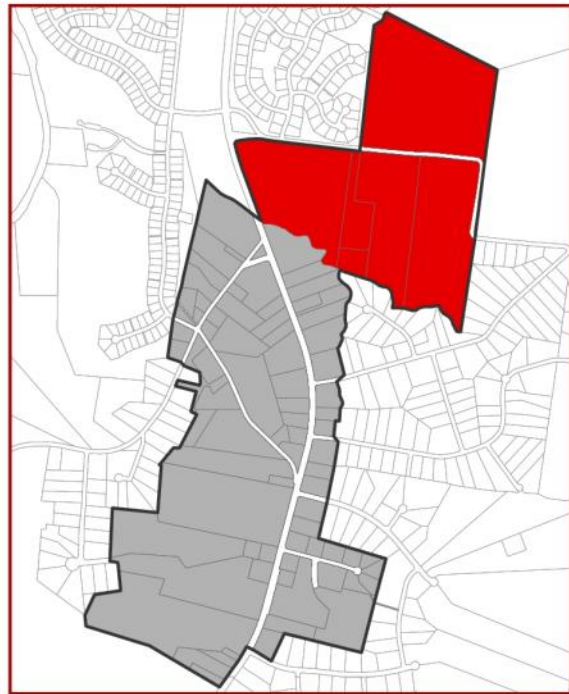
GRASSLAND VILLAGE CHARACTER AREAS



DISCLAIMER: This map was created by the Williamson County Planning Department and was compiled from the most authentic information available. The County is not responsible for any errors or omissions herein.

Character Area 1

Bounded by Hillsboro Road to the west, Cartwright Creek to the south, Harpeth Hills subdivision on the east, and the steep slopes just north of Manley Lane to the north, this Character Area acts as the community hub of the Village, providing recreational amenities and places for the community to gather. Both Grassland Middle School and Grassland Elementary School are located in the Character Area, further establishing the community feel and orientation. The protection of environmental features is important to this area's unique character.



GRASSLAND VILLAGE CHARACTER AREA 1

Of particular importance are the steep slopes to the north and the established parks and open spaces, which provide recreation, public spaces, and a connection with the natural resources in the area.

Recommendations

Land Use, Design and Character

The character of this area is currently established as a hub for public and institutional uses. Recognizing that this character is an asset to the community and should be expanded upon where possible, this plan recommends that future development embrace and enhance these uses – creating additional facilities and amenities for community use. As such, the following recommendations should be pursued:

- Future development should be in keeping with the established character of the area and should expand upon the existing array of public, institutional, and community uses.
- Parcels should remain large with low densities to protect the natural resources and enhance the beauty of the Village's natural hillsides and scenic views.
- Construction of an amphitheatre on the northernmost parcel of Character Area 1 is recommended to serve as a community gathering space.

Traffic and Infrastructure

A walking trail is currently established along the west and south sides of the Character Area, and is a vital component to establishing pedestrian connectivity within the Grassland Village. Improvements to this trail, in addition to other pedestrian amenities throughout the Village will increase walkability, reduce car trips, and provide safe opportunities for recreation and alternative transportation. It is recommended that the following improvements to this Character Area be executed:

- Two trail connections across Cartwright Creek to the existing trail should be pursued. The first from Character Area 2 to the south through the parcel on which Pet Vet (Parcel ID: 027G A 04700) is currently located. The second as a means to connect the Harpeth Hills neighborhood to Character Area 1 by way of a connection from the parcels located along Manley Court.
- A school traffic study should be developed to determine how to best improve the overall safety and efficiency of pedestrian and vehicular traffic related to the elementary and middle schools.
- A sidewalk connecting Grassland Middle and Elementary Schools and continuing to include the park property on the south side of Manley Lane is recommended to provide safe pedestrian amenities set back from the road.
- A crosswalk should be pursued on Manley Lane connecting the parks located on either side of the road. An additional crosswalk should be constructed at Hillsboro Road at the existing signalized intersection, connecting River Rest Subdivision with the public and institutional uses in Character Area 1.

- ♣ On the northernmost parcel of Character Area 1, improvements to the existing walking trail are recommended, as this is a community amenity that brings focus to the natural resources and beautiful hillsides, for which the Grassland Village is known.







Above: A view looking south from Manley Lane. Below: Proposed improvements including walking trails and bike paths.





CHARACTER AREA I Proposed Improvement Map

-  Proposed Park Improvement Area
-  Proposed Sidewalk
-  Proposed Crosswalk
-  Proposed Nature Trail
-  Proposed School Traffic Study Area

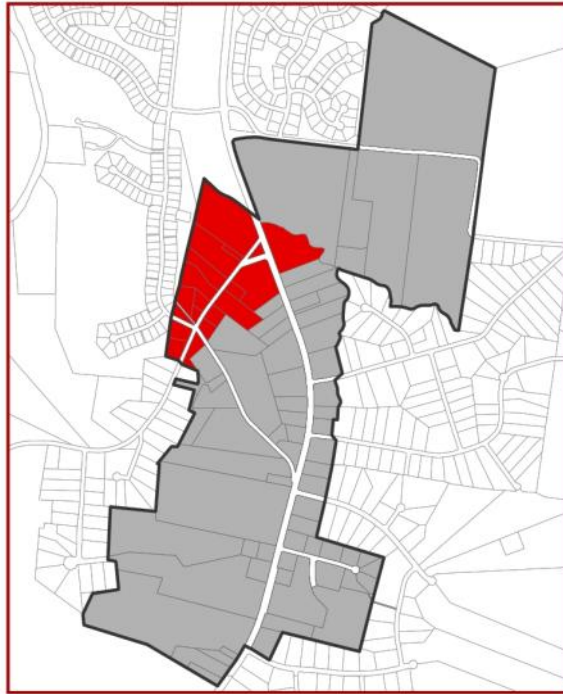


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Character Area 2

Bounded by Cartwright Creek to the northeast and River Rest Subdivision to the northwest, this Character Area is bisected by Old Hillsboro Road at its center. As the Northern Gateway of the Grassland Village, the area typically includes smaller parcels with neighborhood-scale businesses and single-family residences.

The enhancement of this area as a unique shopping destination with charming retail and restaurants mixed with single-family residences is vital to establishing the character of the Grassland Village.



GRASSLAND VILLAGE CHARACTER AREA 2

Recommendations

Land Use, Design and Character

The character of this area currently is a mix of residential and commercial uses, and both uses will remain vital to the area. However, as the area develops, opportunities exist to create a distinct commercial district with neighborhood-scaled shops and restaurants. As such, the following recommendations should be pursued:

- Appropriate land uses include neighborhood-scaled retail shops, restaurants, service uses, and single-family residential uses.
- New buildings should be located relatively close to Old Hillsboro Road, have pitched roofs, and be limited to two stories in height.

- ♣ Parcels that front Hillsboro Road should be considered “anchors” to the neighborhood commercial district along Old Hillsboro Road. As such, it is recommended that these anchors be developed at a slightly larger scale.
- ♣ Parking to the side or rear of the building is generally preferred, and shared parking should be encouraged whenever feasible.
- ♣ The intersection of Old Hillsboro and Hillsboro Roads should be designated as the Northern Gateway Entrance into the Grassland Village, while the intersection of Old Hillsboro and Bethlehem Loop Roads should be designated as the Western Gateway Entrance. This can be accomplished through use of distinctive signage, landscaping or other elements.

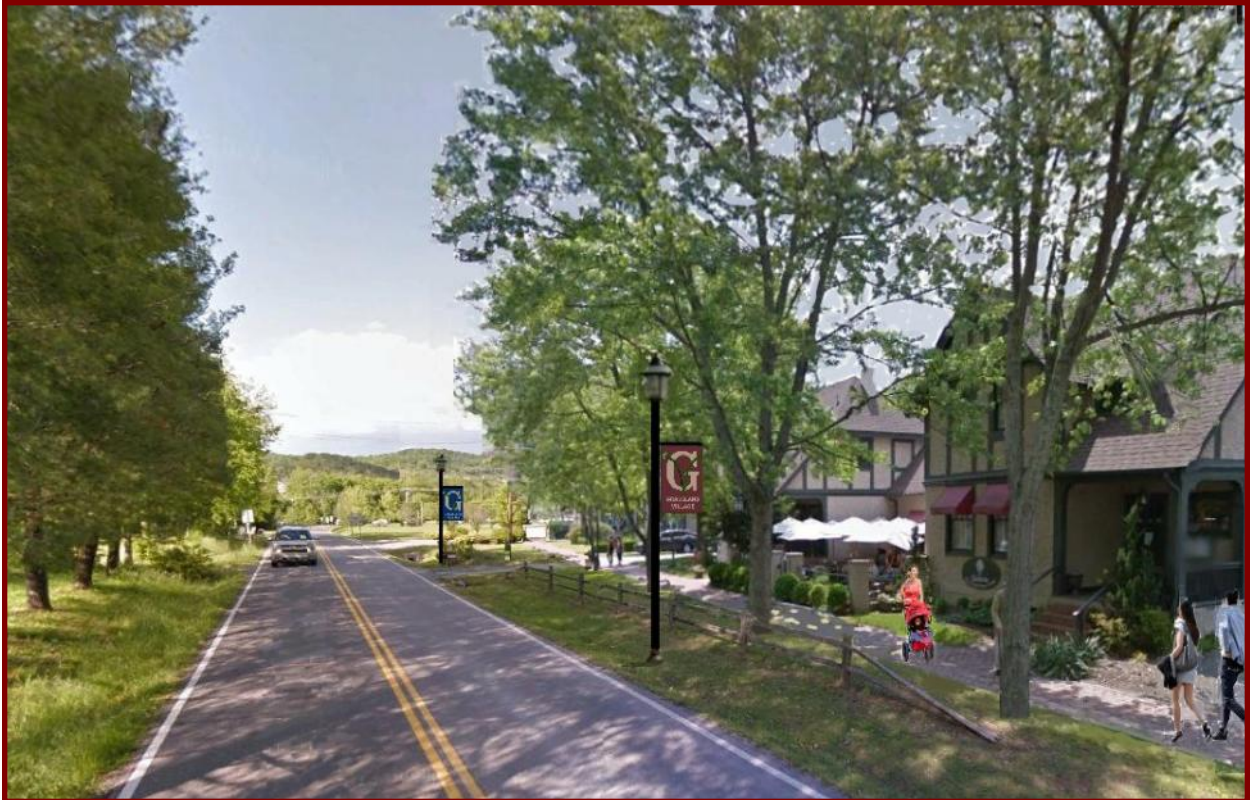
Traffic and Infrastructure

No pedestrian amenities currently exist within this Character Area. It is recommended that the following improvements to this Character Area be executed:

- ♣ The realignment of Old Hillsboro Road at Hillsboro Road should be pursued to improve safety conditions and traffic flow along Hillsboro Road. In addition to this realignment, a northbound left turn lane should be established on Hillsboro Road in conjunction with the newly aligned intersection.
- ♣ A crosswalk at the intersection of Old Hillsboro Road and Hillsboro Road should be pursued as a means to connect the commercial parcels across Hillsboro Road to the remainder of the commercial district, and to connect pedestrian access to the walking trail along the creek.
- ♣ Sidewalks along Old Hillsboro Road should be pursued as part of an overall streetscaping plan that may include decorative lighting, underground utilities, and landscaping. These sidewalks should match the character of the area, be set back from the road where feasible, and have a meandering quality in response to topographic changes.
- ♣ A trail connecting the River Rest Subdivision with the proposed sidewalk along Old Hillsboro Road should be considered to expand pedestrian opportunities.
- ♣ Sidewalks along Bethlehem Loop into Character Area 3 are recommended.



Above: Old Hillsboro Road looking East. Below: Old Hillsboro Road with proposed improvements.





CHARACTER AREA 2 Proposed Improvement Map



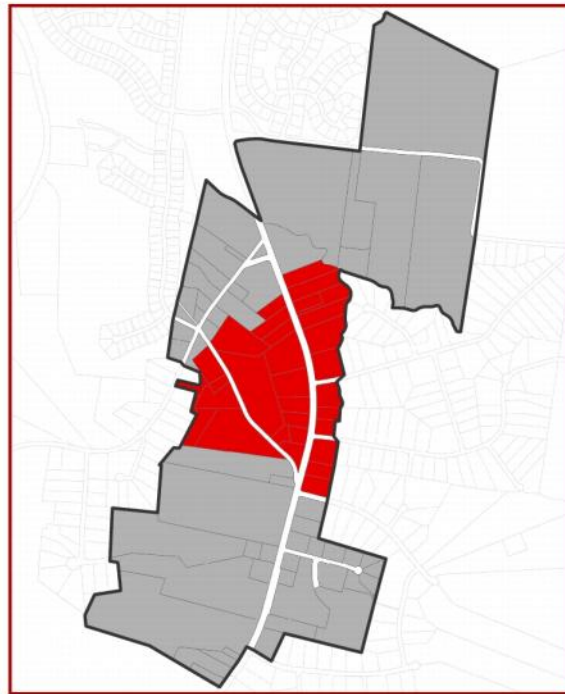
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- Proposed Location for Gateway Entrance
- Proposed Left Turn Lane
- Proposed Sidewalk
- Proposed Crosswalk
- Proposed Nature Trail
- Proposed Right-of-Way To Be Abandoned

Character Area 3

Bounded to the north by Character Area 2 and to the south by Character Area 4, this area serves as the mid-section of the Grassland Village. Predominately residential, this portion of the Village runs along the longest stretch of Hillsboro Road, the main arterial at the center of the Grassland Village.

Of important note is the eastern boundary of this Character Area, which is comprised of parcels fronting Hillsboro Road, many of which are part of platted residential subdivisions.



GRASSLAND VILLAGE CHARACTER AREA 3

Recommendations

Land Use, Design and Character

Character Area 3 is the residential core of the Grassland Village. This area should develop with a character very similar to what is present today, with churches, schools, and other institutions interspersed among low to moderate density residential uses. As such, the following recommendations should be pursued:

- Appropriate land uses primarily include single-family residences, low-density townhomes (attached single family residential), churches, schools, and passive parks.
- Parking to the rear or side of the building is generally preferred, and shared parking should be encouraged whenever feasible.

- ♣ Architectural elements of new development should compliment the established character.

Traffic and Infrastructure

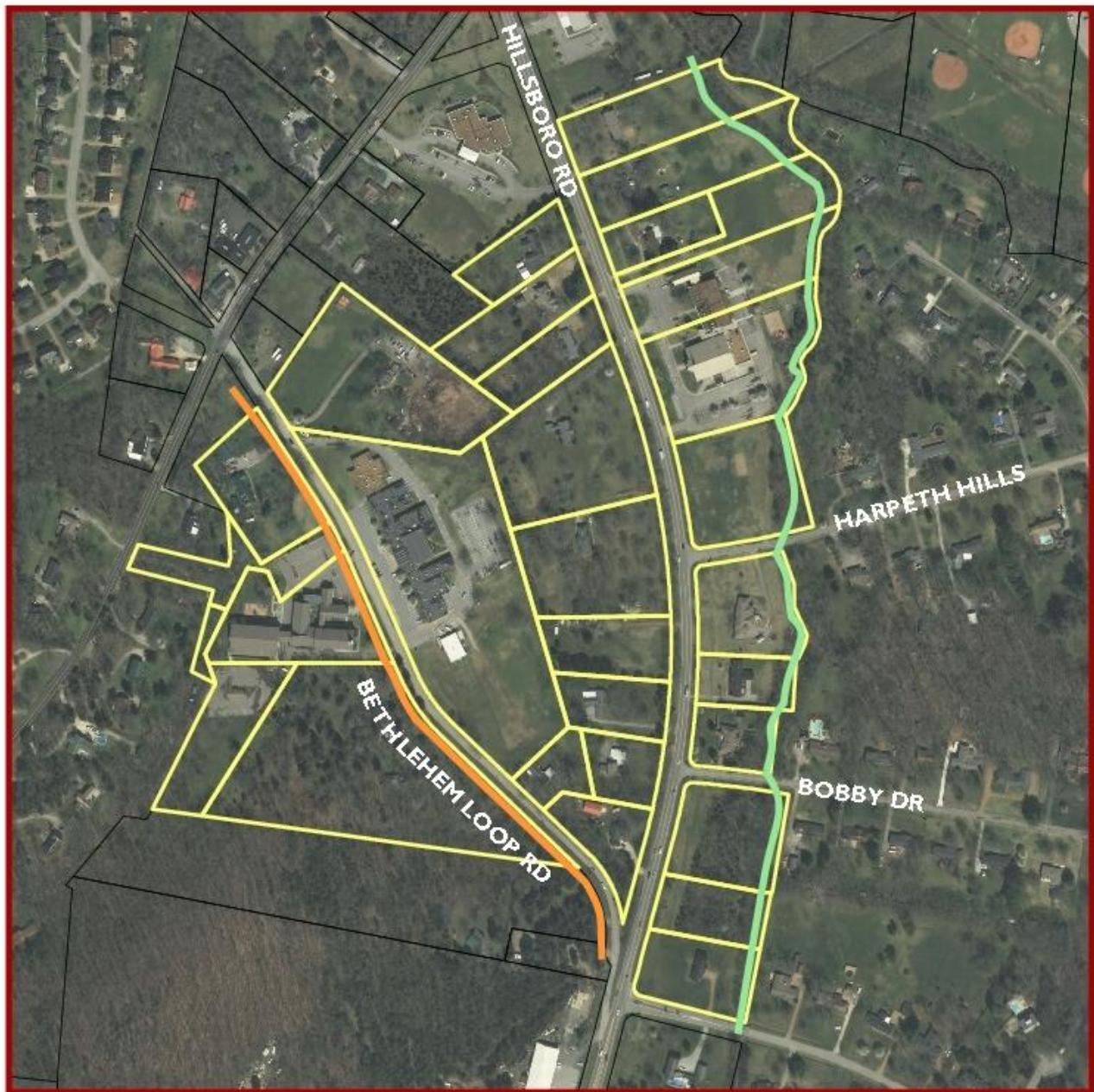
No pedestrian amenities currently exist within the Character Area. However, with its prime location between two commercial nodes, such amenities could greatly enhance the Village as a whole. It is recommended that the following improvements to this Character Area be executed:

- ♣ Whenever feasible, new development should derive access from side streets in lieu of direct access to Hillsboro Road.
- ♣ Recognizing that the intersection of Hillsboro Road and Bethlehem Loop Road is unsafe in its current connection, it is recommended that the intersection be studied in order to determine a means to address the safety issue.
- ♣ The walking trail along Cartwright Creek that originates in Character Area 1 should extend through Character Area 3 and terminate in Character Area 4.
- ♣ A sidewalk should be pursued along Bethlehem Loop Road and continuing into Character Area 4, along the west side of Hillsboro Road.
- ♣ Streetscaping that includes underground utilities, lighting and landscaping should be pursued throughout the Character Area.



Above: An image of an existing vacant lot along Character Area 3 along Hillsboro Road. Below: A rendering of the same lot pictured above with low-density townhomes developed on the site.





CHARACTER AREA 3 Proposed Improvement Map

- Proposed Sidewalk
- Proposed Nature Trail

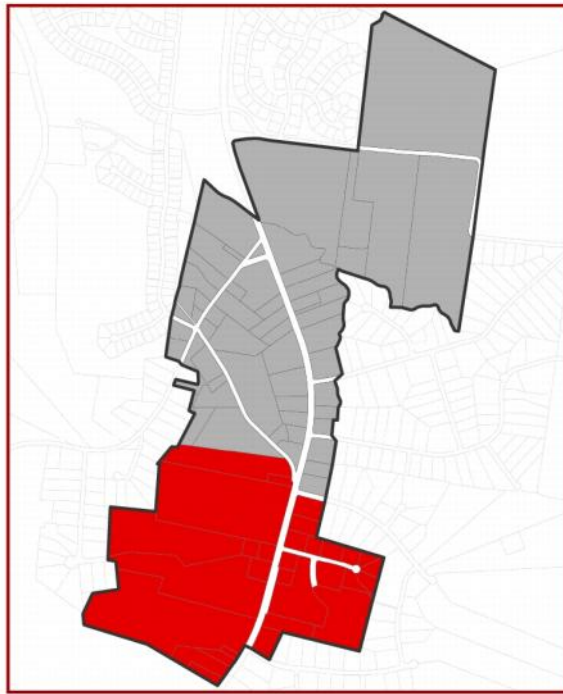


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Character Area 4

Bounded to the north by Character Area 3, this area serves as the Southern Gateway to the Grassland Village. Predominately commercial, this portion of the Village is the larger of the two existing commercial nodes.

Of important note is the western boundary of this character area, which is comprised of steep slopes that are less suitable for development. These hillsides contribute to the scenic qualities for which Grassland is known.



GRASSLAND VILLAGE CHARACTER AREA 4

Recommendations

Land Use, Design and Character

Character Area 4 is already recognized as the main commercial hub of the Village, and this character should be embraced and enhanced where feasible. This area should develop as a relatively compact, walkable commercial node; providing area residents with an expanded array of community-oriented businesses. As such, the following recommendations should be pursued:

- Appropriate land uses primarily include retail shops, restaurants, offices, and service uses.
- New infill buildings should be constructed on vacant or under-utilized parcels, creating a more compact, pedestrian-oriented, commercial environment.

- ♣ Parking to the rear or side of the building is generally preferred, and shared parking should be encouraged whenever feasible.
- ♣ New development should be concentrated in environmentally-suitable areas, thereby preserving steep slopes and hillsides which serve as an aesthetic amenity and important buffer between commercial and residential areas.
- ♣ The intersection of General NB Forrest Drive and Hillsboro Road should be designated as the Southern Gateway Entrance into the Grassland Village through the use of distinctive signage, landscaping, or other elements.

Traffic and Infrastructure

Hillsboro Road bisects this Character Area and frequently experiences traffic delays. In addition, no pedestrian amenities currently exist within the Character Area. However, the more compact character of the commercial area lends itself to a pedestrian-friendly environment that should be enhanced whenever possible. It is recommended that the following improvements to this Character Area be executed:

- ♣ A new road(s) should be constructed on the west side of Hillsboro Road to serve new development anticipated in that area and as a means of reducing direct access to Hillsboro Road.
- ♣ Whenever feasible, new development should derive access from side streets in lieu of direct access to Hillsboro Road.
- ♣ The intersection of Hillsboro Road and Battlewood Street should be studied for the opportunity for north- and southbound left turn lanes on Hillsboro Road in conjunction with the intersection signalization.
- ♣ The walking trail along Cartwright Creek that originates in Character Area 1 should extend south to Character Area 4, transitioning into a sidewalk located along Battlewood Street.
- ♣ Sidewalks should be constructed along both sides of Hillsboro Road, stretching nearly the entire length of the Character Area, stopping at General JB Hood Drive to the north and creating a connection to the trail. These sidewalks should include appropriate landscaped buffers, as a means to create safe separation for pedestrians from vehicular traffic.
- ♣ A crosswalk should be implemented at the intersection of Hillsboro Road and Battlewood Street to increase walkability between the commercial nodes located on either side of Hillsboro Road.

- ♣ Streetscaping that includes underground utilities, lighting, and landscaping should be pursued throughout the Character Area.

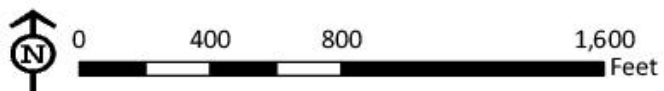


Above: The intersection of Hillsboro Road and Battle Avenue. Below: The same intersection with proposed improvements as recommended in Character Area 4.





CHARACTER AREA 4 Proposed Improvement Map



DISCLAIMER: This map was created by the Williamson County Planning Department and was compiled from the most authentic information available. The County is not responsible for any errors or omissions herein.

- Proposed Location for Gateway Entrance
- Proposed Left Turn Lanes
- Proposed Sidewalk
- Proposed Crosswalk
- Proposed Nature Trail
- Steep Slopes and Hilltops (approximate)



CHAPTER 7

IMPLEMENTATION

Implementation

The Grassland Village Special Area Plan articulates a Vision for the community and provides specific Goals, Objectives, and Recommendations to help guide the Village over the next 20 years. The successful implementation of the Plan will require the support, commitment and participation of varying groups and individuals.

In moving forward, there are a number of actions that will need to take place in order to fully implement the Plan, and it is incumbent upon both the public and private sectors to share in this responsibility. Just as the planning process was a combined effort between Williamson County and the Grassland community, so must be the implementation of the Plan. While Williamson County will play a key role in implementing many of the Goals and Objectives contained in the Plan, residents, business and property owners, private developers, and other entities with an interest in the future of the Village must be active participants.

Williamson County's primary role in implementation efforts will be to work with the community to develop a Grassland Village Zoning District, with its accompanying development standards, to help ensure that future development in the Village is consistent with the desires of the community and the Vision articulated in the Plan. In addition, Williamson County may partner with the community in identifying and pursuing funding mechanisms for certain improvements called for in the Plan, such as walking trails and streetscape elements.

Residents, business and property owners, and private developers should use the Plan as a guide for making decisions regarding development on private property as well as Village-wide improvements that are driven primarily by the private sector. Establishing community consensus and awareness regarding the Vision, Goals, and Objectives

contained in the Plan is also a role that private-sector stakeholders can play. With the combined efforts of the County and the community, the shared vision for a preserved and enhanced Village can be realized.



APPENDIX A

PUBLIC INVOLVEMENT MEETING #1

January 31, 2013

In your opinion, what are the most important Planning, Preservation, and Development Issues facing the Grassland Village?

- ♣ 3.5 acres in front of Bobby Drive—Zoning?? Who has jurisdiction?
- ♣ A community that supports and sustains more locally owned businesses
- ♣ Aging community
- ♣ Community gathering area (amphitheater, demonstration area/celebration)
- ♣ Controlled growth
- ♣ Dense development around commercial area—utilities (sewer)
- ♣ Development—integrity/density
- ♣ Fireworks/Christmas Tree tents
- ♣ Flood control and control and growth plan
- ♣ Future subdivisions should maintain 5 acre minimum
- ♣ Grassland Village will be a self sustaining community with local businesses, services
- ♣ Growing faster than resources —> planned growth
- ♣ Growth, services
- ♣ Hillsboro Rd—traffic issues solved before more commercial, then a plan needs to be in effect (i.e., road widened)
- ♣ Housing developments
- ♣ Is growth a necessity
- ♣ Lack of restaurants, mini stores, assisted living across the street from Dr's office

- ♣ Limitations on commercial and non-residential development
- ♣ Limitations on the size of buildings (already <10,000 sq ft)
- ♣ Make Grassland an inclusive, family oriented, intergenerational self contained community
- ♣ More restaurant choices
- ♣ Preserve open space/farmland
- ♣ Retail/Food
- ♣ Service—hardware store, sewer system
- ♣ Want designated commercial pockets
- ♣ We know Grassland will continue with some growth, however our vision for Grassland to keep its Village and ... ambiance
- ♣ We see Grassland as a self contained community with all amenities that you would need to not leave the Village
- ♣ We want a community that is for all, children through senior, with events that bring community together not so spread apart
- ♣ A Village that has preserved its personality of a quaint community with locally owned businesses that inspire community involvement and Gathering
- ♣ Attractive to young families
- ♣ Cartwright watershed and clean up issues to be made asset not liability
- ♣ Cleanliness
- ♣ Commercial needs to be kept small (sq footage defined—no big box)
- ♣ Community gathering area (amphitheater, demonstration area/celebration)
- ♣ Connect recreation within Village
- ♣ Designate permanent green spaces, especially on commercial boundaries
- ♣ Development—integrity/density
- ♣ Development on the top of hills—hilltop plan in Character Plan
- ♣ Centralized parking
- ♣ Clean up and maintain attractive and ... business properties (no junk ..., abandoned buildings, or environmental ...)
- ♣ Evolve into a “Greener Grassland” - that is, businesses adopt energy efficient and environmental sensitive practices (lighting, air quality, noise pollution)
- ♣ Flood control
- ♣ Flood control

- ♣ Flood control and control and growth plan
- ♣ Future subdivisions should maintain 5 acre minimum
- ♣ Green spaces
- ♣ Limitation on the size of buildings (already <10,000 sq ft)
- ♣ Looks like a Village, good streetscape between commercial area and schools
- ♣ Parking placement is important
- ♣ Parks/Access to the river
- ♣ Preservation of personality
- ♣ Preserve open space/farmland
- ♣ Preserve open space, vegetation, character of area
- ♣ Preserving and designating green space, would like to see restrictions on hunting/shooting near residential areas
- ♣ Quality look, buildings landscaping/overall architectural design
- ♣ River flooding—drainage—Cartwright Creek
- ♣ Save hillsides and trees
- ♣ Signage: design, size, placement to be done with good planning
- ♣ The look of the businesses
- ♣ Traffic congestions—continuing sewer lines to Sneed Forest and others without it...some kind of better drainage when rains are heavy
- ♣ Village identity, cohesive architecture, common theme, community collaboration
- ♣ Village shopping “character” continual
- ♣ Walking trail between schools and commercial areas
- ♣ We know Grassland will continue with some growth, however our vision for Grassland to keep its Village and ... ambiance
- ♣ We’d like to maintain the small town feel—preserving green spaces and enhancing local history
- ♣ Where businesses have maintained an inviting “feel” with a ... architectural style
- ♣ Zoning guidelines create a local feel
- ♣ 2 lanes Hillsboro —> Old Hillsboro—L Lane signal/lane
- ♣ A calm organized widening in the road will be something to be proud of

- ♣ A Village where traffic and sewage flows freely and openly—preferably not together
- ♣ Bethlehem Loop & Hillsboro Road
- ♣ Bike lanes a plus
- ♣ Bumper Cars
- ♣ Bus Rapid Transit —> Nashville <— Provisions for
- ♣ Can amend about widening and how it will impact Village
- ♣ Cartwright watershed and clean up issues to be made asset not liability
- ♣ Connect recreation with Village
- ♣ Connections from neighborhoods to Battlewood St. and other signs
- ♣ Dense development around commercial area—utilities (sewer)
- ♣ Emergency services
- ♣ Emergency services—substation for police
- ♣ Emergency services in the footprint
- ♣ Grassland Village is a “cut through”
- ♣ Growing faster than resources—planned growth
- ♣ Growth, services
- ♣ Hillsboro Rd—traffic issues solved before more commercial, then a plan needs to be in effect (i.e., road widened)
- ♣ Improve traffic situation before approving new residential development
- ♣ Infrastructure comes first
- ♣ Keep Foxwood Lane a dead end
- ♣ Parks/Access to the River
- ♣ Pedestrian Access (sidewalks, nature trails, safer crossings, crosswalks)
- ♣ People can safely walk and bicycle from place to place
- ♣ Planning and improvement of Hillsboro Rd has to be carefully thought out to provide effective and save traffic flow through Grassland as well as in and around
- ♣ Preserve and expand recreational space
- ♣ Preserve parks school area
- ♣ R Lane —> out Battlewood from Hillsboro
- ♣ Road widening

- ♣ School traffic
- ♣ Service—hardware store, sewer system
- ♣ Sewer and septic capacity/availability are major issues
- ♣ Sewerage
- ♣ Sewers
- ♣ Sidewalks, trails, bike lanes
- ♣ Soccer fields
- ♣ Speed limit control measures
- ♣ Timing of Battlewood St/Hillsboro Rd light
- ♣ Traffic
- ♣ Traffic
- ♣ Traffic: car, bike, and pedestrian, specifically turn lane
- ♣ Traffic congestions—continuing sewer lines to Sneed Forest and others without it—some kind of better drainage when rains are heavy
- ♣ Traffic Hillsboro Pike
- ♣ Traffic in and out of Harpeth Gymnastics
- ♣ Transportation—mass transit—Franklin & Nashville
- ♣ Turn L out of Bobby Drive and Harpeth Hills
- ♣ Turn Lanes
- ♣ Turning lane arrow going North to Hillsboro on Old Hillsboro
- ♣ Turning land North Hillsboro to Old Hillsboro
- ♣ Walking and cyclists trail between park—River Rest—Grassland—Battlewood commercial area—services access
- ♣ Walking availability, sidewalks
- ♣ Walking trail between schools and commercial areas
- ♣ Walking trails
- ♣ Walking trails
- ♣ We want to keep our sense of safety with emergency services readily available
- ♣ We would like to see the parks and recreational facilities more active

What is your vision for the Grassland Village for the next twenty years?

- ♣ That it wouldn't grow too much, but that there would be a few more stores/services for those of us here!
- ♣ Stay the way it is.
- ♣ Connectivity of neighborhoods and commercial areas to sidewalks/bike lanes separated by green space from traffic
- ♣ Branch of Williamson County Library
- ♣ Small hardware store
- ♣ Sewer available
- ♣ A real defined Village of Grassland: a unique character, i.e. Good Cup (small neighborhood feel)
- ♣ Access to Harpeth River (canoes)
- ♣ Connecting to Green Space: Balance access
- ♣ Integrity of Harpeth River preserved and improved
- ♣ Wine Store
- ♣ No apartments but nice condos ok, limited height 2 stories
- ♣ Keep houses off hillsides
- ♣ Better flow of traffic.....more retail shops....better restaurants....art galleries...more updated look to the area, some retail merchants have been here forever with no aesthetic changes, it looks all thrown together and not well planned
- ♣ Preserved green space and limiting new development
- ♣ 2340 Hillsboro Road (Pet Vet's current location) is currently zoned SIC and I would like it to be included in the new Grassland Village Zoning District since it is already being utilized as a commercial use and its proximity to other properties that will be in the Grassland Village Zoning District.
- ♣ I would also like to request that a veterinary hospital that includes the kenneling of animals be added as a permitted use in the Grassland Village Zoning District .
- ♣ Properties 2253 Hillsboro Road and 2406 Bethlehem Loop are currently zoned SIC and I am requesting them to be included in the Grassland Village Zoning District. I feel this is a valid request as these two addresses and the area they are within are surrounded by properties that will be included in the Grassland Village Zoning District.
- ♣ I think the pressure for grassland to grow due to its appeal, schools , and location will be evident . With that in mind, a planned infrastructure of small businesses servicing area neighborhoods is and will be unique in this day of bigger and faster. A calm organized widening in the road will be something to be proud of.

APPENDIX B

PUBLIC INVOLVEMENT MEETING #2

March 18, 2013—Sticky Dot Exercise Results

LAND USE ISSUES	
ISSUE	# of Votes
2340 Hillsboro Rd (Pet Vet's current location) is currently zoned SIC and I would like it to be included in the new Grassland Village Zoning District since it is already being utilized as a commercial use and its proximity to other properties that will be in the Grassland Village Zoning District.	7
3.5 acres in front of Bobby Drive—Zoning?? Who has jurisdiction?	7
A community that supports and sustains more locally owned businesses	0
Aging community	0
Art galleries	0
Better restaurants	2
Community gathering area (amphitheater, demonstration area/celebration)	0
Controlled growth	6
Dense development around commercial area—utilities (sewer)	0
Development—integrity/density	3
Fireworks/Christmas Tree tents	1
Flood control and control and growth plan	1
Future subdivisions should maintain 5 acre minimum	1
Grassland Village will be a self sustaining community with local businesses, services	1
Growing faster than resources —> planned growth	1
Growth, services	0
Hillsboro Rd—traffic issues solved before more commercial, then a plan needs to be in effect (i.e., road widened)	3

LAND USE ISSUES	
ISSUE	# of Votes
Housing developments	1
I think the pressure for Grassland to grow due to its appeal, schools, and location will be evident. With that in mind, a planned infrastructure of small businesses servicing area neighborhoods is and will be unique in this day of bigger and faster	16
I would also like to request that a veterinary hospital that includes kenneling of animals be added as a permitted use in the Grassland Village Zoning District	0
Is growth a necessity	0
Keep houses off hillsides	1
Lack of restaurants, mini stores, assisted living across the street from Dr's office	9
Limitations on commercial and non-residential development	4
Limitations on the size of buildings (already <10,000 sq ft)	29
Make Grassland an inclusive, family oriented, intergenerational self contained community	0
More retail shops	0
More restaurant choices	2
No apartments but nice condos ok (limited height 2 stories)	4
Preserve open space/farmland	2
Preserved green space and limiting new development	16
Properties 2253 Hillsboro Rd and 2406 Bethlehem Loop are currently zoned SIC and I am requesting them to be included in the Grassland Village Zoning District. I feel this is a valid request as these two addresses and the area they are within are surrounded by properties that will be included in the Grassland Village Zoning District.	0
Retail/Food	0
Service—hardware store, sewer system	0
Small hardware store	2
Stay the way it is	1
That it wouldn't grow too much, but that there would be a few more stores/services for those of us here	1
Want designated commercial pockets	1
We know Grassland will continue with some growth, however our vision for Grassland to keep its Village and ... ambience	0
We see Grassland as a self contained community with all amenities that you would need to not leave the Village	2

LAND USE ISSUES	
ISSUE	# of Votes
We want a community that is for all, children through senior, with events that bring community together not so spread apart	0
Wine store	1

DESIGN, CHARACTER AND NATURAL RESOURCES	
ISSUE	# of Votes
A Village that has preserved its personality of a quaint community with locally owned businesses that inspire community involvement and Gathering	5
Access to Harpeth River (canoes)	0
Attractive to young families	0
Cartwright watershed and clean up issues to be made asset not liability	2
Centralized parking	0
Clean up and maintain attractive and ... business properties (no junk ..., abandoned buildings, or environmental ...)	1
Cleanliness	0
Commercial needs to be kept small (sq footage defined—no big box)	1
Community gathering area (amphitheater, demonstration area/celebration)	2
Connect recreation within Village	0
Connecting to open space, balance access	0
Connectivity of neighborhoods and commercial areas —> sidewalks/bike lanes separated by green space from traffic	17
Designate permanent green spaces, especially on commercial boundaries	0
Development—integrity/density	5
Development on the top of hills—hilltop plan in Character Plan	0
Centralized parking	0
Clean up and maintain attractive and ... business properties (no junk ..., abandoned buildings, or environmental ...)	0
Evolve into a “Greener Grassland” - that is, businesses adopt energy efficient and environmental sensitive practices (lighting, air quality, noise pollution)	0
Flood control	1
Flood control	0
Flood control and control and growth plan	2
Future subdivisions should maintain 5 acre minimum	0
Green spaces	0

NATURAL RESOURCE, DESIGN & CHARACTER ISSUES	
ISSUE	# of Votes
Green spaces	0
Integrity of Harpeth River preserved and improved	2
Keep houses off hillsides	0
Limitation on the size of buildings (already <10,000 sq ft)	11
Looks like a Village, good streetscape between commercial area and schools	0
More updated look to the area, some retail merchants have been here forever with no aesthetic changes, it looks all thrown together and not well planned	0
No apartments, but nice condos ok (limited height 2 stories)	0
Parking placement is important	0
Parks/Access to the river	0
Preservation of personality	0
Preserve open space/farmland	4
Preserve open space, vegetation, character of area	0
Preserved green space and limiting new development	8
Preserving and designating green space, would like to see restrictions on hunting/shooting near residential areas	0
Quality look, buildings landscaping/overall architectural design	0
Real defined Village of Grassland: a unique character i.e., The Good Cup (small neighborhood feel)	3
River flooding—drainage—Cartwright Creek	3
Save hillsides and trees	8
Signage: design, size, placement to be done with good planning	1
The look of the businesses	0
Traffic congestions—continuing sewer lines to Sneed Forest and others without it...some kind of better drainage when rains are heavy	1
Village identity, cohesive architecture, common theme, community collaboration	2
Village shopping "character" continual	0
Walking trail between schools and commercial areas	4
We know Grassland will continue with some growth, however our vision for Grassland to keep its Village and ... ambience	6
We'd like to maintain the small town feel—preserving green spaces and enhancing local history	0
Where businesses have maintained an inviting "feel" with a ... architectural style	0
Zoning guidelines create a local feel	0

TRAFFIC AND INFRASTRUCTURE ISSUES	
ISSUE	# of Votes
2 lanes Hillsboro —> Old Hillsboro—L Lane signal/lane	2
A calm organized widening in the road will be something to be proud of	0
A Village where traffic and sewage flows freely and openly—preferably not together	0
Bethlehem Loop & Hillsboro Road	9
Better flow of traffic	0
Bike lanes a plus	0
Brand of Williamson County Library	2
Bumper Cars	0
Bus Rapid Transit —> Nashville <— Provisions for	1
Can amend about widening and how it will impact Village	0
Cartwright watershed and clean up issues to be made asset not liability	0
Connect recreation with Village	0
Connections from neighborhoods to Battlewood St. and other signs	0
Connectivity of neighborhoods and commercial areas—sidewalks/bike lanes separated by green space from traffic	3
Dense development around commercial area—utilities (sewer)	0
Emergency services	2
Emergency services—substation for police	0
Emergency services in the footprint	0
Grassland Village is a “cut through”	0
Growing faster than resources—planned growth	0
Growth, services	0
Hillsboro Rd—traffic issues solved before more commercial, then a plan needs to be in effect (i.e., road widened)	9
Improve traffic situation before approving new residential development	1
Infrastructure comes first	0
Keep Foxwood Lane a dead end	13
Parks/Access to the River	1
Pedestrian Access (sidewalks, nature trails, safer crossings, crosswalks)	0
People can safely walk and bicycle from place to place	14
Planning and improvement of Hillsboro Rd has to be carefully thought out to provide effective and save traffic flow through Grassland as well as in and around	11
Preserve and expand recreational space	0
Preserve parks school area	0

INFRASTRUCTURE AND GOVERNMENT SERVICES ISSUES	
ISSUE	# of Votes
R Lane → out Battlewood from Hillsboro	0
Road widening	0
School traffic	0
Service—hardware store, sewer system	0
Sewer and septic capacity/availability are major issues	6
Sewer available	0
Sewerage	0
Sewers	0
Sidewalks, trails, bike lanes	0
Soccer fields	0
Speed limit control measures	5
Timing of Battlewood St/Hillsboro Rd light	0
Traffic	0
Traffic	0
Traffic: car, bike, and pedestrian, specifically turn lane	0
Traffic congestions—continuing sewer lines to Sneed Forest and others without it—some kind of better drainage when rains are heavy	3
Traffic Hillsboro Pike	2
Traffic in and out of Harpeth Gymnastics	19
Transportation—mass transit—Franklin & Nashville	0
Turn L out of Bobby Drive and Harpeth Hills	2
Turn Lanes	7
Turning lane arrow going North to Hillsboro on Old Hillsboro	0
Turning land North Hillsboro to Old Hillsboro	0
Walking and cyclists trail between park—River Rest—Grassland—Battlewood commercial area—services access	5
Walking availability, sidewalks	0
Walking trail between schools and commercial areas	4
Walking trails	0
Walking trails	0
We want to keep our sense of safety with emergency services readily available	0
We would like to see the parks and recreational facilities more active	0

With your group, please come up with a Vision Statement for the Grassland Village Special Area Plan.

- ♣ The Grassland Village will remain a unique rural, serene, residential community in harmony with historic and environmental conservation of green space and a vibrant watershed. Future growth will be dependent on planned infrastructure, limited development zoning, allowance of pedestrian and bicycle connectivity, and appropriate "Village Amenities". The continued success of Grassland Village is dependent on our commitment to education, recreation, essential services, and a family oriented community.
- ♣ Grassland Village is a community where residents can enjoy a safe, convenient, and connective environment. Grassland's commercial district is located on a very busy state highway. This will not change, but carefully planned traffic flow and commercial development will provide residents with a safe and convenient shopping experience while maintaining green space. Grassland will also provide green spaces where families can enjoy its natural resources.
- ♣ Use long-term planning to create a family-friendly, self-sufficient community that encourages small business presence connected by safe, pedestrian friendly walkways. Planning will encourage cohesive architecture and localized signage to create a unique community feel.
- ♣ We will embrace Hillsboro Road as they artery that connects us all, but do so in a well-planned, visually attractive, traffic friendly, safe and organized way. We will encourage preservation of our rural feel of rock walls, scenic views, and verdant hillsides.
- ♣ Improved traffic flow to Harpeth River with a road plan developed by the Village in concert with the Williamson County Land Use Plan. Improved flood control and sewers, while maintaining and expanding green space. Develop and encourage unique businesses including current businesses and renovations. Maintain strong sense of integrity and sensibility. Encourage further development of other services to support community.
- ♣ The Vision of Grassland is to build community by promoting family, strategically growing, and connecting Grassland both literally and figuratively.
- ♣ A well planned up to date infrastructure and community access, via many transportation modalities and safe pedestrian traffic, maintaining a family-oriented, small-town feel, including charming amenities that will serve the small community that surrounds the Village.

With your group, please develop a series of Goals that will allow the Vision Statement to be achieved. Keep in mind that while the Vision Statement answers the question "What do we want the Grassland Village to be?" the Goals will define "How do we get there?"

- ♣ Pursue a well-planned and updated infrastructure which includes reasonable time tables to address the current issues the Grassland community faces today.
- ♣ Determine an architectural standard which embodies the charming feel and maintain and preserve our priceless greenspace for future generations to enjoy.
- ♣ Encourage planning for multi-modal transportation that would allow for safe traffic flow but not interfere with our vision for our small community.
- ♣ Continue a Grassland Village Advisory Council to continue to interact with the governmental agencies that make decisions that impact us.
- ♣ Incentives for business options in the known footprint on Hillsboro Road.
- ♣ Traffic – four lanes with center and fifth turn lane, reduced speed limits, bike lane if possible.
- ♣ Comprehensive water and sewer program with a comprehensive sewer treatment plant.
- ♣ Plan future building will adhere to Village standards to encourage small businesses development.
- ♣ Facilitate effective flow of traffic through community.
- ♣ Assist current businesses to grow, prosper, and better serve our community.
- ♣ Develop Grassland in a way that is compatible in size, scale and character with existing development.
- ♣ Create spaces in grassland to gather and means to get there safely.
- ♣ Protect, preserve, and promote Grassland's unique identity and charm.
- ♣ Improve infrastructure so that the community is connected (between all areas – commercial, residential, schools, and parks) and maintain greenspaces.
- ♣ Provide businesses that serve the community, so that residents don't have to leave the area for services, goods, and eateries.
- ♣ Identify and improve the flow of traffic through the Village
- ♣ Limit access from Hillsboro Road by providing alternative access on side streets with a traffic light
- ♣ Establish more effective turn lanes
- ♣ Growth is dependent on adequate provision of waste water management with consideration given to impact on Grassland watershed.

- ♣ Current sewage facility needs to meet current quality standards before consideration can be given to expanded service.
- ♣ Maintain and expand greenspace, preservation of historic elements, and rural character.
- ♣ Vision: Manageable traffic
Goal: Control of access and flow of Hillsboro Road.
- ♣ Vision: Zoning limitations on commercial and non-residential development.
Goal: Maintain current density levels and mix of small local businesses. No over-development.
- ♣ Vision: Preserve waterways and greenways
Goal: Adopt guidelines that have proven successful in other local villages.
- ♣ Create a long-term, properly funded master plan for upgrading Hillsboro Road.
- ♣ Improve Village connectivity through overlay of bikeways, walking paths, and pedestrian friendly travel.
- ♣ Proper zoning to encourage small business ownership and growth.
- ♣ Manage development of hillsides and designated open areas/spaces.

APPENDIX C

PUBLIC INVOLVEMENT MEETING #3

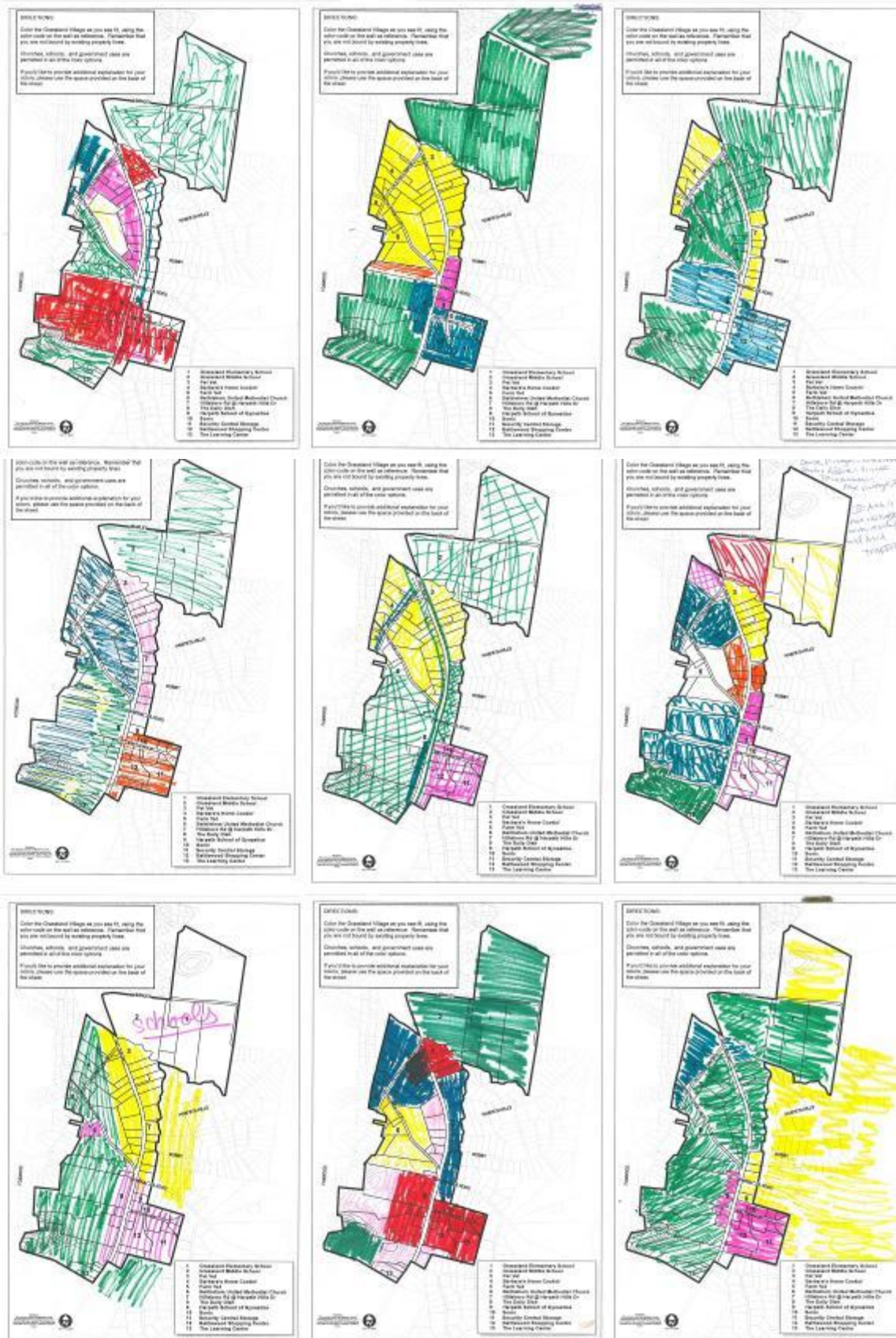
June 4, 2013

Development Exercise (Map Color-Coding)



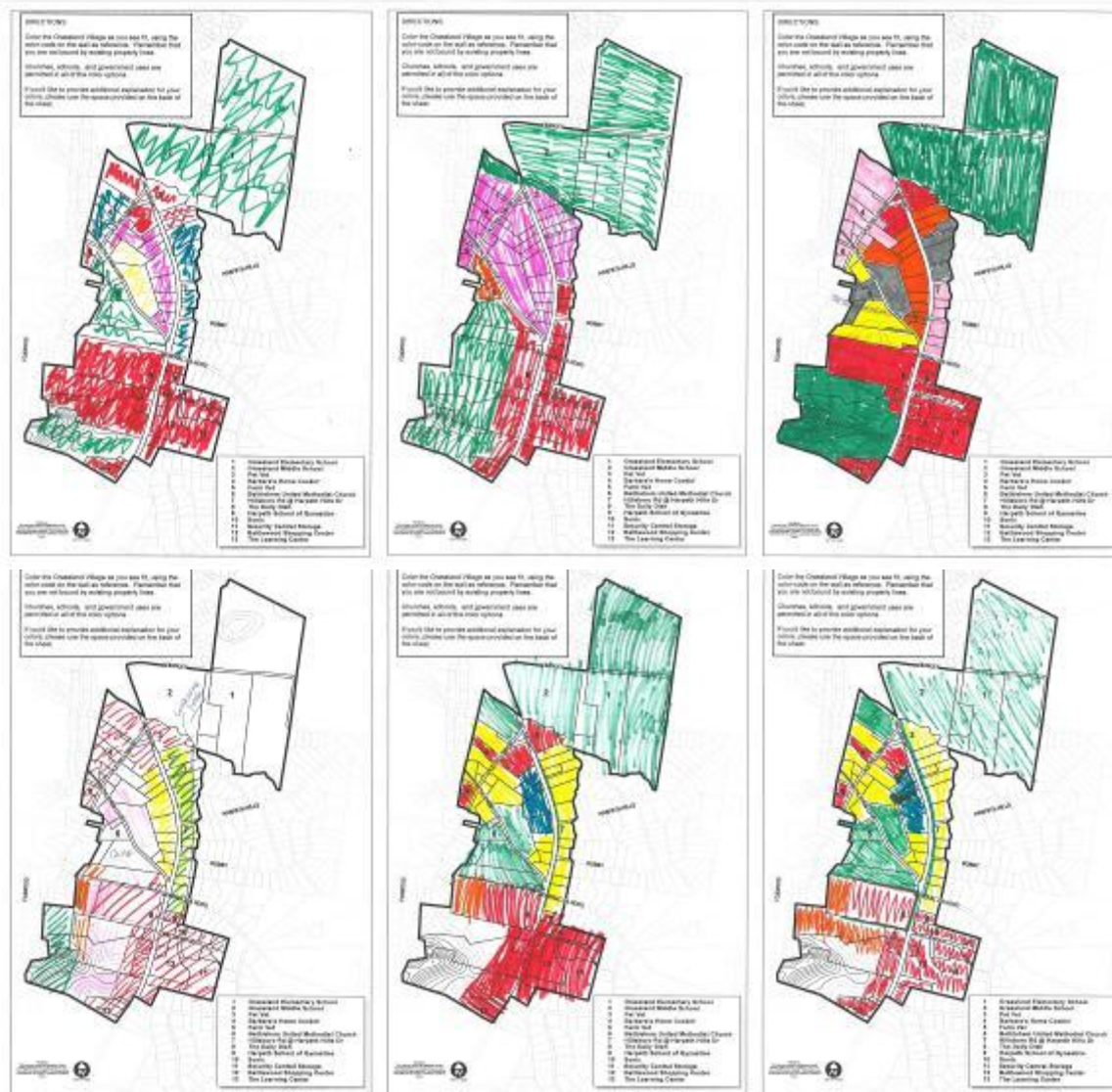
The following images are scanned copies of maps colored by attendees during the June 4th meeting. This information was utilized in determining not only preferred development form, but also the Character Area Boundaries as seen in Chapter 5 of this Plan.

The colors are representative of various development forms as seen on the image below.









Preference Survey Results

A survey was also provided both to those in attendance and those who wished to complete the in survey online. Using a 1-5 preference scale, the survey worked to determine the community preference regarding specific development forms.

Grassland Village June 4, 2013 Preference Survey Results		SURVEY LOCATION					TOTAL	FINAL RESULT
		ONLINE		ONSITE		PERCENT		
		RESPONSES	PERCENT	RESPONSES	PERCENT			
THE RESIDENTIAL AREAS WITHIN THE GRASSLAND VILLAGE SHOULD ONLY CONSIST OF SINGLE-FAMILY HOMES.	1 STRONGLY DISAGREE	4		6		37%	35%	IN FAVOR (53%)
	2 SOMEWHAT DISAGREE	5	32%	10				
	3 NEUTRAL	1	4%	2.5	6%		5%	
	4 SOMEWHAT AGREE	7	61%	35.5		48%	53%	IN FAVOR (54%)
	5 STRONGLY AGREE	10		11				
	NO RESPONSE	1	4%	4	9%		7%	
THE RESIDENTIAL AREAS WITHIN THE GRASSLAND VILLAGE SHOULD INCLUDE TOWNHOMES.	1 STRONGLY DISAGREE	3		5		21%	24%	IN FAVOR (54%)
	2 SOMEWHAT DISAGREE	5	29%	4				
	3 NEUTRAL	6	21%	7.5	17%		19%	
	4 SOMEWHAT AGREE	11	50%	15.5		57%	54%	OPPOSED (77%)
	5 STRONGLY AGREE	3		9				
	NO RESPONSE	0	0%	2	5%		3%	
THE RESIDENTIAL AREAS WITHIN THE GRASSLAND VILLAGE SHOULD INCLUDE MULTI-STORY APARTMENTS.	1 STRONGLY DISAGREE	21	79%	29		21%	77%	IN FAVOR (42%)
	2 SOMEWHAT DISAGREE	1		4				
	3 NEUTRAL	3	11%	1	17%		6%	
	4 SOMEWHAT AGREE	1	11%	6		57%	14%	IN FAVOR (73%)
	5 STRONGLY AGREE	2		1				
	NO RESPONSE	0	0%	2	5%		3%	
THE GRASSLAND VILLAGE SHOULD INCLUDE AN AREA WHERE THERE IS A MIX OF RETAIL USES AT THE STREET LEVEL, WITH RESIDENCES ABOVE.	1 STRONGLY DISAGREE	8	43%	10		21%	37%	IN FAVOR (42%)
	2 SOMEWHAT DISAGREE	4		4				
	3 NEUTRAL	3	11%	10	17%		18%	
	4 SOMEWHAT AGREE	8	46%	11		57%	42%	IN FAVOR (73%)
	5 STRONGLY AGREE	5		6				
	NO RESPONSE	0	0%	2	5%		3%	
THE GRASSLAND VILLAGE NEEDS MORE BUSINESSES THAT SERVE THE SURROUNDING COMMUNITY, SUCH AS RESTAURANTS AND INDEPENDENT RETAIL STORES.	1 STRONGLY DISAGREE	2	14%	6		21%	18%	OPPOSED (39%)
	2 SOMEWHAT DISAGREE	2		3				
	3 NEUTRAL	3	11%	1	17%		6%	
	4 SOMEWHAT AGREE	10	75%	9		57%	73%	OPPOSED (39%)
	5 STRONGLY AGREE	11		22				
	NO RESPONSE	0	0%	2	5%		3%	
THE GRASSLAND VILLAGE NEEDS MORE OFFICE SPACE TO SERVE THE EMPLOYMENT NEEDS OF THE SURROUNDING AREA.	1 STRONGLY DISAGREE	5	39%	11		21%	39%	OPPOSED (89%)
	2 SOMEWHAT DISAGREE	6		6				
	3 NEUTRAL	8	29%	9	17%		24%	
	4 SOMEWHAT AGREE	7	32%	11		57%	34%	OPPOSED (89%)
	5 STRONGLY AGREE	2		4				
	NO RESPONSE	0	0%	2	5%		3%	
THE GRASSLAND VILLAGE WOULD BENEFIT FROM LARGE "BIG BOX" COMMERCIAL BUSINESSES, SUCH AS TARGET OR HOME DEPOT.	1 STRONGLY DISAGREE	23	93%	35		21%	89%	OPPOSED (89%)
	2 SOMEWHAT DISAGREE	3		2				
	3 NEUTRAL	0	0%	3	17%		4%	
	4 SOMEWHAT AGREE	2	7%	0	57%		6%	OPPOSED (89%)
	5 STRONGLY AGREE	0		2				
	NO RESPONSE	0	0%	2	5%		3%	